



Planning and Communications Department

Old Town Hall  
197 High Holborn  
London WC1V 7BG  
Tel: 01-405 3411

B. Schlaffenberg Dr Arch (Rome), Dip T P, M T P I  
Director of Planning and Communications

Date 18 OCT 1971

Your reference DMC/JR

Our reference E10/4/A/10364 (R)

Telephone inquiries to: Miss Dent

Ext. 223

Messrs. Sydney Clough, Son & Partners,  
Oliver House,  
Quarry Hill Road,  
TONBRIDGE,  
Kent.

Dear Sir(s),

**TOWN AND COUNTRY PLANNING ACTS 1962 to 1968  
LONDON GOVERNMENT ACT 1963**

**REFUSAL OF PERMISSION TO DEVELOP**

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made hereunder, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

**SCHEDULE**

Date of application: 15th January 1971

Plans submitted: Reg. No: 10364 (R)

Your No: 574/40-43 incl.

Development: The erection of a 3/4 storey block of 52 flats, together with the provision of a service road and parking for 52 cars, at 17-77, Mansfield Road, N.W.3.

**Reasons for refusal:**

1. The scale, height and massing of the proposed development does not maintain or enhance the character of Oak Village and Elaine Grove.
2. The location of the car parking facilities is unacceptable in that it will cause a loss of amenity to the adjoining residential properties by reason of noise and general disturbance.
3. No amenity open space is provided for the use of residents of the proposed flats.

Yours faithfully,

Director  
(Duly authorised by the Council to sign this document).

**Statement of Applicant's Rights arising from the refusal of planning permission**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).
- (2) If permission to develop land is refused, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.