



14 MAR 1966

CTP.14

Planning Department

Old Town Hall  
197 High Holborn  
London, WC1

Telephone: Holborn 3411 Ext.104

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP.  
Planning Officer MTPI

Date 29th March, 1966.

Messrs. Braddock, Martin-Smith  
& Lipley,  
The East Gallery,  
St. John's Church,  
St. John's Wood,  
N.W.8.

Your reference: HB/VJH

Our reference

CTP/H.9/19X/A/1337.

Dear Sir, s,

## TOWN AND COUNTRY PLANNING ACT, 1962

## LONDON GOVERNMENT ACT, 1963

### Refusal of permission to develop

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, 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 December, 1965.

Plans submitted: Reg. No. 1337

Your No. 265/20-24

Development: The redevelopment of the site of Nos. 6-38 (even) Primrose Hill Road, 79-89 (odd) King Henry's Road and land adjoining, Camden by the erection of four blocks of flats (one of 14 storeys, one of 12 storeys and two of 11 storeys) and 28 dwelling houses, together with a church hall, garages and parking spaces.

### Reasons for refusal:

1. The redevelopment of this site should have a direct relationship with the scale and character of the surrounding area, as well as take into account the environment of Primrose Hill itself; and the inclusion of buildings of a height substantially above the present average would introduce an obtrusive element into the area of Primrose Hill.

2. The difference in height between the proposed blocks of flats and the dwelling houses in the scheme produces a relationship in scale which introduces a quality incompatible with this essentially urban area.

Yours faithfully,

Planning Officer

(Duly authorised by the Council to sign this document)

All communications to be addressed to the Planning Officer.

### Further Information

The Council would like to see this site developed in accordance with the views expressed by the Royal Fine Art Commission and would appreciate being informed whether or not the developers are prepared to consider developing the site in the spirit of the Royal Fine Art Commission's letter dated 21st February, 1966 a copy of which is enclosed. In addition, the Council would wish that any revised scheme for this site should take account of the surrounding lands so that the overall development of the area could result in an integrated residential environment well related to Primrose Hill.

Reasons for the imposition of conditions:

Yours faithfully,

Planning Officer,

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

#### Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions

- (1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.
- (2) If permission to develop land is refused, or granted subject to conditions, 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 by the carrying out of any development which has been or would be permitted, he may serve on the London Borough Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions 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.
- (4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.