



Planning and Communications Department
Camden Town Hall
Argyle Street Entrance
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London WC1H 8EQ
Tel: 278 4366

G.F. Hoar BSc(EstMan) DipTP FRIPI
Director of Planning and Communications

Item No. _____

Date 3rd July 1984

Braddock, Martin-Smith & Lipley,
The West Gallery
St John's Church
St. Johns Wood
NW8

Your reference

Our reference Case File H8/13/10
PL8400593/R2

Telephone inquiries to:

Mrs Strutt

Ext. 2833

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971
Refusal of permission to develop

The Council, in pursuance of its powers under the above-mentioned Act 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: 27th March 1984

Plans submitted: Reg.No: TP 8400593R2

Your Nos: 645/1AB, 23C, 24C, 31A, 34
revised 22nd May & 7th June 84

Address: 19 Wadham Gardens NW3

Development: Erection of a terrace of five houses.

Reason for refusal:

- 01 The proposal is considered to have excessive bulk and to be out of keeping with the scale and rhythm of the Conservation Area which mainly comprises detached houses.
- 02 The proposal results in the loss of an unacceptable amount of existing garden space, which forms an intrinsic part of the character of the Conservation Area.

Yours faithfully,

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

November, 1977

All correspondence to be addressed
to the Director of Planning and
Communications.

P.T.O.

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 (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 38 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State 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 Secretary of State 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 Sections 67 and 74 of the Act.)
2. If permission to develop the land is refused whether by the local planning authority or by the Secretary of State, Department of the Environment, 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 IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.