



Planning and Communications Department
Camden Town Hall
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Euston Road
London WC1H 8EQ
Tel: 278 4366
Geoffrey Hoar BSc(EstMan) DipTP FRTPi
Director of Planning and Communications

Item No. PLC/82/323

Date 22 FEB 1982

Messrs. Bennett Moss Associates,
165 Brecknock Road,
London N19

Your reference

Our reference

CTP/F13/10/23/33229
Telephone inquiries to:

Miss Waddell

Ext. 331

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: 22nd October 1981

Plans submitted: Reg.No: 33229 Your Nos: 166/02, 03 & 04

Address: 134 Torriano Avenue, NW5

Development: The erection of a single-storey rear extension to 134 Torriano Avenue for use, together with the rear ground floor room of 134 Torriano Avenue, for retail purposes in connection with the ground floor shop at 99 Brecknock Road, N7.

Reason for refusal:

1. The proposed development involves the loss of existing residential accommodation which is contrary to the policy of safeguarding the accommodation as expressed in the Greater London Development Plan, and the District Plan.
2. It is considered that the total floor space of the building, following the proposed extension, would be excessive in relation to the site and character of the area generally.
3. The proposed roof terrace at first floor level would result in the overlooking of adjoining properties to an unacceptable degree.

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 36 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.