



Planning and Communications Department

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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Date 22 JAN 1973

Messrs. Raymond Stern Associates,
The Stadium,
Oaklands Road,
NW2 6DJ.

Your reference

RS/EMO/72

Our reference

CTP/P9/10/A/14622

Telephone inquiries to:

MR. FIERCE

Ext. 214

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: 19th September 1972

Plans submitted: Reg. No: 14622 Your No: 72/01-17

Development:

The redevelopment of Nos. 44, 46, 48 and rear of 50 Parkhill Road, NW3, to provide a 4/5 storey block of 30 flats with basement car parking accommodation for 31 cars.

Reasons for refusal: 1. The proposed demolition of the existing houses would be to the detriment of the visual amenities of the area; the Council considering that the premises make a valuable contribution to the character of the street scene.

2. The proposed development would not accord with the Council's daylighting standards, and would, if carried out, seriously deprive the occupants of No. 50 Parkhill Road of the natural daylight at present enjoyed.

3. The character of the elevational design is considered unsympathetic with the adjoining properties.

Yours faithfully,

4. The bulk of the rear wing is considered excessive in relationship to the character of the area and the two front blocks. Such rear development would create a precedent which it would be difficult to resist in similar developments in this area, and is considered detrimental to the character of the rear parts of these houses.

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

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

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 Secretary of State, Department of the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State, Department of the Environment, Whitehall, London, S.W.1). 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 is set out in Section 169 of the Act.