



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

Messrs. Derek Rayner & Co
12 Rabbit Row
London, W8 4JK

Date 15 MAR 1974

Your reference DR/MP

Our reference 06/7/7/17932

Telephone inquiries to: **Mr. Weatherhead**

Ext. 215

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: 7th December 1973
Plans submitted: Reg. No: 17932 Your No: 17/73/1
Development: **The erection of a three storey industrial building at 10 Canfield Place, NW6**

Reasons for refusal:

1. It is considered that the proposal is premature in view of the long term proposals being considered for the area, and that piecemeal redevelopment of this kind would prejudice the possible comprehensive redevelopment of the site.
2. The proposed scheme exceeds the Council's plot ratio standards for the area and is considered overdevelopment of the area.

Yours faithfully,

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

Informative: The Council is presently engaged upon studies on the future of railway lands and adjacent sites in this part of the Borough and the proposed development is considered premature until such studies have been finalised. However, the Council will be prepared to reconsider the matter at such time as the studies have produced a definite conclusion.

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.