



Planning and Communications Department

Old Town Hall  
197 High Holborn  
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**B Schlaffenberg** Dr Arch (Rome) Dip TP FRTPI  
Director of Planning and Communications

Item No.

Mrs. A.E. Gluck  
12 Lancaster Grove,  
London, NW3

Date **119 DEC 1977**

Your reference

Our reference **G7/15/2/25257**

Telephone inquiries to:

**Mr. Clark**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: **23 September, 1977**Plans submitted: Reg.No: **25257**

Your Nos: -

Address: **12 Lancaster Grove NW3**

Development:

**The retention of the breeze block boundary wall to the Lancaster Grove Boundary.**

**Reason for refusal:**

~~It is considered that the wall as erected is unsympathetic to the character of the area; by virtue of the appearance.~~  
It is considered that the wall as erected is unsympathetic to the character of the area. The Council would accept the retention of the wall if an improvement to its appearance could be made. If satisfactory proposals are not submitted within two months, the Council has authorised enforcement action to either (a) secure the removal of the wall, and return the boundary to its former condition, or (b) require the submission of plans, indicating improvements to the appearance of the wall to the satisfaction of the Council, within a period of 90 days from the date of the Notice.

Yours faithfully,

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

Oct. 1976

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, 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.