

CAMDEN TOWN HALL  
 ARGYLE STREET ENTRANCE  
 EUSTON ROAD  
 LONDON WC1H 8EQ  
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File

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP. TE

Stuart J Wager (ARIBA)  
 74 Wickham Road,  
 Brockley,  
 LONDON,  
 SE4 1LS

Our Reference: PL/9101135/  
 Case File No: G9/12/18  
 Tel. Inq: Hugh Miller ext. 2601  
 (Please ring after 2.00pm unless  
 enquiring about Tree applications.)

Date: 29 JAN 1992

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
 Town and Country Planning General Development Order 1988 (as amended)  
 Town and Country Planning (Applications) Regulations 1988

#### Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

#### SCHEDULE

Date of Original Application : 2nd October 1991

Address : 12 Primrose Gardens, NW3

Proposal : Change of use and works of conversion to provide five self contained flats and the erection of balconies at rear ground, first, second and third floors, as shown on drawing numbers 306/001, 002, 003, 004, 005, 006, 007 and 008.

#### Reason(s) for Refusal:

- 01 The proposed development would result in unreasonable overlooking of adjacent properties to the detriment of their amenities.
- 02 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 03 The proposed development does not include accommodation suitable for family occupation, contrary to the Council's policies as set out in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan) to encourage the inclusion of such accommodation within schemes for new development or conversion.
- 04 The proposal neither preserves nor enhances the character or appearance of the Belsize Park Conservation Area by virtue of the size and design of the balconies on the rear elevation.

P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

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HEAD OF PLANNING AND TRANSPORT SERVICES - RICHARD RAWES - BA (Hons), MICE, CEng., DIP TE

(Cont.)

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Yours faithfully,

Head of Planning, Transport & Employment Services  
(Duly authorised by the Council to sign this document)

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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.