



SR

Gibbon & Rogers.
32 Great James Street,
London WC1N 3HB.

Our Reference: PL/8700012/
Case File No: G11/25/A
Tel.Inqu:
Mrs.C.Collinson ext. 2815
Date:

6 MAR 1987

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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 Statement of Applicants Rights set out in Appendix B.

SCHEDULE

Date of Original Application : 30th December 1986

Address : Land at the Rear of 16a Grafton Crescent, NW1.

Proposal : Change of use from light industrial to residential including the redevelopment of the site by the erection of two houses, as shown on drawing nos.4159/1 and 2.

Reason(s) for Refusal:

- 01 The proposed change of use from light industrial to residential is contrary to the Council's policy as expressed in the District Plan and the proposed alterations to the Plan to resist the loss of industrial floorspace in the Borough.
- 02 The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be overdevelopment of the site.
- 03 The Council's daylighting standards are not complied with, and access of adequate natural light to adjoining premises would be prevented to the detriment of their amenities.
- 04 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the District Plan and in the proposed alterations to the District Plan.
- 05 The proposal does not comply with the Council's policies for the provision of car parking as set out in the Environmental Code.

Yours faithfully

Director of Planning and Communications
(Duly authorised by the Council to sign this document)