



Metropolitan Borough of Saint Pancras.

K. P. HARMAN,
B.Sc.(Eng.), A.M.I.C.E., A.M.I.Mun.E.
(Chartered Civil & Municipal Engineer)
BOROUGH ENGINEER & SURVEYOR

TO WHOM ALL COMMUNICATIONS
SHOULD BE SENT

Engineer & Surveyor's Department,
Saint Pancras Town Hall,
Euston Road, London, N.W.1.

OUR REF. TP.4839

YOUR REF. ————

23rd April, 1964.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962

Refusal of permission to develop

The Borough Council, in pursuance of its powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1963, as delegated by the London County Council (General Powers) Act, 1958, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of application: 11th March, 1964.

Plans submitted No. registered No. 7085. (Applicant's No. KT/1)

Development:

To change the use of the basement of No. 87, Kentish Town Road, St. Pancras, from storage purposes and a bathroom to industry and to erect an addition at the rear in connection therewith.

Reasons for refusal

(1) The proposed use of the basement storey for light industrial purposes would not accord with the Administrative County of London Development Plan in which these premises are situated within an area allocated to use for residential purposes with a shopping frontage.

(2) The premises are considered unsuitable, insofar, that the means of access thereto also affords access to the upper floors of this building which are in use for residential purposes.

(3) The proposal would result in a mixed use of the property concerned for industrial and residential purposes which is considered undesirable.

Yours, faithfully,

Borough Engineer and Surveyor

A.J. Kokkinos Esq.,
20, Frances Road,
Chingford,

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions

- (1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London County Council a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.
- (4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall S.W.1.