



Metropolitan Borough of Saint Pancras.

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(Chartered Civil Engineer & Surveyor)
BOROUGH ENGINEER & SURVEYOR.

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

LR/25/2014/20
25 3735

22nd March 1960

TO WHOM ALL COMMUNICATIONS
SHOULD BE ADDRESSED.

OUR REF. _____
YOUR REF. _____

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1947

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, 1950, 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: **16 January 1960**

Plans submitted No. **28795**

Development: **The creation of a front entrance porch at No. 30, Albert Street, N.W.1.**

Reasons for refusal: The proposed structure would be out of keeping with the existing architectural treatment of this terrace of houses which form an important feature, and, to this extent it would be detrimental to the amenities of this neighbourhood.

Yours faithfully,

Mr. F. Rivinton,
30, Albert Street,
N.W.1.

Borough Engineer and Surveyor

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 16 of the Town and Country Planning Act, 1947. 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 Section 14 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 Saint Pancras Borough Council a purchase notice requiring that council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

(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 Sections 20 and 79 of the Town and Country Planning Act, 1947.

(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.