



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

Metropolitan Borough of Saint Pancras

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

OUR REF. **TP.4576**
YOUR REF. _____

12th June, 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: **23rd April, 1964.**

Plans submitted No. **Registered No. TP.4576/P1 (Applicants' No. DOM.542).**

Development:

To erect a rear addition at No. 116, Albert Street, St. Pancras, in order to provide improved domestic facilities for existing occupiers at basement, ground and first floor levels.

Reasons for refusal

(1) The proposed addition would be excessive tending to overshadow the rear of No. 116, Albert Street, adjoining, and would be detrimental to the amenities enjoyed by the occupiers thereof by reason of the obstruction of view from the rear windows.

(2) The proposed development by adding three rooms, capable of being used for habitable purposes, to the existing dwelling-house would result in a density of population seriously in excess of that permitted in accordance with the County of London Development Plan.

Yours faithfully,

Borough Engineer and Surveyor

Messrs. G.L. Adam & Partners,
213-214, Piccadilly,

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.