



Cedar City Limited
The Basement
16 Palace Gardens Terrace
London W8

Our Reference: PL/8501753/
Case File No: L12/9/A
Tel.Inqu: Ian White ext. 2859
Date: - 3 JAN 1986

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 : 5th October 1985

Address : 95/97 Hampstead Road, NW1.

Proposal : The redevelopment of number 95 and the change of use of number 97 to provide 2 retail units on the ground floor and 7 self-contained flats on the upper floors; including the erection of a 4 storey rear extension and mansard roof extension to number 97, as shown on drawing nos.PB/10,11 and 12.

Reason(s) for Refusal:

- 01 The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be overdevelopment of the site.
- 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 District Plan and in the proposed alterations to both plans.
- 03 The proposed extension is considered to be undesirable as it would obstruct the light to adjoining properties to the detriment of their amenities.
- 04 The proposed development does not include accommodation suitable for family occupation, contrary to the Council's policies as set out in the District Plan Written Statement and the proposed alterations to the Plan to encourage the inclusion of such accommodation within schemes for new development or conversion.
- 05 The proposed development would result in inadequate car parking provision for the residential units.

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