

## **STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT OR CONSENT SUBJECT TO CONDITIONS, AND OTHER INFORMATION**

### **1. Appeals to the Secretary of State**

If you are unhappy about the Council's decision to refuse listed building consent or conservation area consent for the proposed works or to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

You must appeal within **6 months** of the date of the decision notice using a form which is only available from: **The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.**

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances, which excuse any delay in giving notice of appeal.

### **2 Purchase Notice**

If listed building consent or conservation area consent is refused or granted subject to conditions whether by the local planning authority or the Secretary of State for the Environment 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 works which have been, or would be permitted, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **3 Compensation**

In certain circumstance a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **4 Further Information**

This permission is given subject to due compliance with the Town and Country Planning Act, any local Acts, regulations, by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 974 6941).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.