

CAMDEN TOWN HALL
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SR

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Farrow & Farrow,
 5 Windmill Road,
 London, SW18. 2EU

Our Reference: PL/9100370/
 Case File No: G11/11/5
 Tel.Inqu:
 Robert Brew ext. 2627
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

Date: 23 AUG 1991

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
 Town and Country Planning General Development Order 1988 (as amended)
 Town and Country Planning (Applications) Regulations 1988

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 8th April 1991

Address : 22 Willes Road, NW5.

Proposal : Erection of four storey side extension and formation of new access to the highway, as shown on drawing nos. 589.01, 02, 14B, 17A, & 18A.

Reason(s) for Refusal:

- 01 It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.
- 02 The proposed extension would have an adverse effect on the appearance of the building and the visual amenity of the area generally by reason of its bulk and design.
- 03 The proposed means of access to the highway would not comply with the council policies for the provision of car parking space as set out in the Environmental Code and would result in a loss of on-street parking space to the detriment of other local residents.

Yours faithfully,

R.D. Rawes
 Head of Planning, Transport & Employment Services
 (Duly authorised by the Council to sign this document)

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(Cont.)

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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation.

In certain circumstances compensation may be claimed from the local planning authority if 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 108 and related provisions of the Town and Country Planning Act 1990.