



Planning and Communications Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ
Tel: 01-278 4166

Item No. 2

B Schlaffenberg Dr Arch (Rome) Dip TP FRPI
Director of Planning and Communications

Date 12 APR 1977

Levitt Bernstein Associates
50 Oval Road
LONDON N1

Your reference

12/74

Our reference CTP/

125/19/A/121702

Telephone inquiries to:

MR BAKER

Ext. **336**

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971
Refusal of Listed Building Consent**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby refuses to grant consent for the execution of works referred to in the under-mentioned Schedule.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

SCHEDULE

Date of application: 28 October 1977

Plans submitted Regd. No: Your No(s):

Address: 7 & 9 Rugby Street, WC1

Works: Demolition of numbers 7 and 9 Rugby Street

Reason(s) for refusal:
The Council was of the opinion that the applicants have not submitted adequate information to demonstrate an over-riding need to demolish the existing properties, which are located within the Bloomsbury Conservation Area.

Yours faithfully,

Director of Planning and Communications
(Duly authorised by the Council to sign this document)

All correspondence to be addressed to the Director of Planning and Communications.

Statement of Applicant's Rights arising from Refusal of Listed Building Consent

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, he may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice.

(Appeals must be made on a form which is obtainable from the Department of the Environment.)
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent is refused, whether by the local planning authority or by 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 any works which have been or would be permitted, he may serve on the Council of the district or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 171 of the Town and Country Planning Act 1971.

(Revised April 1977)

**Appeals Division of the Dept. of the Environment now
Tollgate House, Houlton Street, Bristol, BS2 9DJ.**