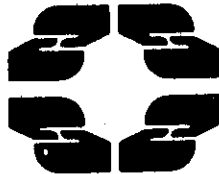


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Planning and Communications Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ
Tel: 01-278 4366

Item No.**PLG/82/434**.....

~~B. Schloffenberg~~ or Alan (Home) Dip TP PATRI
Director of Planning and Communications

Gerald Shenstone & Partners
26 Bloomsbury Square
London WCL1 2PJ

Date **10 MAY 1982**

Your reference

Our reference CTP/

N14/7/H/HB2056

Telephone inquiries to:

S M Clark

Ext. **337**

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: **25th March 1982**

Plans submitted Regd. No: **HB2856** Your No(s): **87, 9C, 10C, 83A, 85A & 87B**

Address: **48-49 Russell Square, WCI**

Works:

Retention of smoke lobbies in the ground and first floor storeys and the retention of lavatories in the first, second, third and fourth storeys of 48-49 Russell Square.

Reason(s) for refusal:

The works which have been carried out have had an adverse effect upon the interior of the properties, all to the detriment of their character as buildings listed as of architectural or historic interest.

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.**