

P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

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

Hine Interiors Ltd
 506 Bondway Business Centre
 71 Bondway
 London
 SW8 7SQ

Our Reference: PL/9100260/
 Case File No: E8/5/A
 Tel. Inqu:
 Elspeth Hall ext. 5952
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

Date: 27 JUN 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 : 1st March 1991

Address : 24 Parliament Hill, NW3.

Proposal : Erection of five storey side extension to provide one two-bedroom maisonette, one one-bedroom maisonette and one additional bedroom for existing third floor flat, together with the formation of two car parking spaces, as shown on drawings nos. 214/91/001 and 002.

Reason(s) for Refusal:

- 01 The proposal represents an overdevelopment of the site with a plot ratio which exceeds the Council's standard for the area, resulting in a bulky and obtrusive building which would detract from the street scene and neither preserve nor enhance the character or appearance of the South Hill Park Conservation Area.
- 02 The provision of two forecourt parking spaces would be contrary to the Council's policy on forecourt parking in Conservation Areas in that it would result in the loss of garden space, be visually obtrusive and would neither preserve nor enhance the character of the South Hill Park Conservation Area.

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(Cont.)

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Yours faithfully,

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

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.