



George Ellis & Sons.
354 High Road,
London N17 9HU.

Our Reference: PL/8501128/
Case File No: G13/22/3
Tel.Inqu: M.Kidston ext.2862
Date: 10 FEB 1986

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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 Statement of Applicants Rights set out in Appendix B.

SCHEDULE

Date of Original Application : 2nd July 1985

Address : 39 Marquis Road, NW1.

Proposal : Change of use and works of conversion and extension to provide a self-contained bedsitting room at ground floor level and a self-contained maisonette on first and second floors, with one car-parking space at the front in a courtyard, as shown on 2-unnumbered drawings.

Reason(s) for Refusal:

- 01 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan, the District Plan and in the proposed alterations to both plans.
- 02 The proposed addition at second floor level is considered to be undesirable as it would obstruct the light to adjoining properties to the detriment of their amenities.
- 03 The proposed windows at the rear would be likely to result in unreasonable overlooking of neighbouring properties.
- 04 It is considered that the proposal will result in the provision of an excessive number of dwelling units on a restricted site of this nature.

Yours faithfully

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