



Planning and Communications Department

Old Town Hall

197 High Holborn - 7 JUN 1972

London WC1V 7BG

Tel: 01-405 3411

B. Schlaffenberg Dr Arch (Rome), Dip T P, M T P I
Director of Planning and Communications

C.H. Gabriel, Esq.,
56 Maple Street,
W.1.

Date

12 JUN 1972

Your reference

Our reference CTP/1/2/3/2/13625

Telephone inquiries to: Miss Nyle

Ext. 143

Dear Sir(s),

TOWN AND COUNTRY PLANNING ACTS 1962 to 1968
LONDON GOVERNMENT ACT 1963

REFUSAL OF PERMISSION TO DEVELOP

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made hereunder, 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 Applicant's Rights set out overleaf.

SCHEDULE

Date of application: 9th May 1972

Plans submitted: Reg. No: 13625

Your No:

Development:

**The change of use from residential to offices of the upper floors at
56 Maple Street, W.1.**

Reasons for refusal:

1. The change of use from residential would be contrary to section 17 of the Written statement of the Initial Development Plan, regarding the preservation of residential accommodation.
2. The use as offices would be contrary to the intentions of the Initial Development Plan as expressed in the Written Statement to restrict the growth of office accommodation, particularly where this would be at the expense of residential accommodation.
3. The proposed use does not conform with the zoning for the area in the Initial Development Plan which is for residential purposes.

Yours faithfully,

Director
(Duly authorised by the Council to sign this document).

All correspondence to be addressed to Director of Planning and Communications

P.T.O.

Statement of Applicant's Rights arising from the refusal of planning permission

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1). The Minister 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. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).
- (2) If permission to develop land is refused, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.