

Harper Mackay Ltd
36-37 Charterhouse Square
London
EC1M 6EA

Our Reference: PL/9003094/
Case File No: L12/9/A
Tel. Inqu:
Ms. S. Waddell ext. 2616
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 23 APR 1990

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 Appeal Rights and other information at the end of this letter.

SCHEDULE

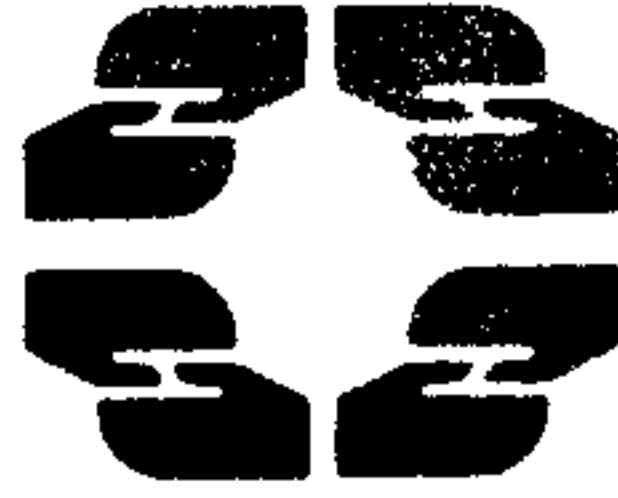
Date of Original Application : 19th February 1990

Address : 105 Hampstead Road NW1

Proposal : Use of the basement, ground, first and second floors for office purposes and the third and attic floors as a residential maisonette, as an amendment to the scheme granted permission by the Secretary of State on 14th April 1989 for the redevelopment of the site by the erection of a building to provide restaurant on the basement and ground floors with three car parking spaces at rear ground floor and residential use on the first, second, third and attic floors, as shown on drawing no. 90/01/105A.

Reason(s) for Refusal:

- 01 The proposed development involves an increase in office accommodation contrary to the Council's policy to restrain the growth of such space as expressed in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 02 The proposed development involves the loss of approved residential accommodation contrary to the Council's policy to maximise the provision of such accommodation in development schemes as expressed in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).



(Cont.)

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Yours faithfully

Director of Planning and Transport
(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 36 of the Town and Country Planning Act 1971. 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.