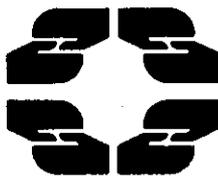


London Borough of Camden



CTP 26

Planning Department

Old Town Hall
197 High Holborn
London, WC1
Telephone: 01-405 3411

20 JUL 1969

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
Planning Officer MTPI

Date 31st July 1969

Your reference LAP/GPF

Our reference CTP/K5/2/2/7192

Telephone inquiries to:

Ext. 43
or 105

Messrs. A.G. Porri & Partners,
13 Great James Street,
London. W.C.1.

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: 27th May 1969

Plans submitted: Reg. No. 7192

Your No. GPF/2

Development: The erection of a part 3 and part 5 storey block of 16 flats with basement garage at 1 Greville Place, Camden.

Reasons for refusal

- 1) The proposed development would produce a residential density in excess of that allocated for the area in the Initial Development Plan and would therefore result in over-development of the site.
- 2) The proposed block of flats would not comply with the Council's daylighting standards along the street centre line, or on parts of the north-eastern and south-western boundaries of the site.
- 3) The erection of the proposed block of flats would result in loss of amenity to occupiers of adjoining properties by rear of direct overlooking from windows located in the flank walls of the proposed block.

~~Your obedient servant.~~

~~Planning Officer~~

(Duly authorised by the Council to sign this document)

All correspondence to be addressed
to the Planning Officer.

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.

Reasons for refusal (cont'd)

- 4) The erection of the proposed block of flats as shown on the submitted drawing would result in the loss of several fine trees from the site, which would be detrimental to the amenities of the area.
- 5) The proposed vehicular access is considered to be unsatisfactorily located and would as a result cause loss of amenity to the street scene in general and occupiers of number 3 Greville Place in particular, and would be an additional source of potential danger to pedestrians using the footway adjoining the site.

Yours faithfully,

**Planning Officer
(Duly authorised by the Council to sign this document)**

Further Information.

You are advised that the Council is carrying out investigations into the possible making of a Conservation Area which would include these premises.