



Planning and Communications Department  
Camden Town Hall  
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London WC1H 8EQ  
Tel: 278 4366-4444  
Geoffrey Hoar BSc(EstMan) DipTP FRTPi  
Director of Planning and Communications

SR

Item No. 1

Date 27 SEP 1983

Brandon-Jones and Thorne,  
2 Redington Road,  
London,  
NW3 7RG

Your reference

Our reference

E7/29/7/36263  
Telephone inquiries to:

Mr. C. L. Baker

Ext. 2840

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACT 1971**  
**Refusal of permission to develop**

The Council, in pursuance of its powers under the above-mentioned Act 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: 20th May 1983

Plans submitted: Reg.No: 36263 Your Nos: 3/1,3/2,3/3,3/4,3/5

Address: Land adjacent to 9A Gainsborough Gardens, NW3

Development: Erection of a dwelling house.

**Reason for refusal:**

1. The bulk and appearance of the proposed house is considered inappropriate in relation to the character of the site and adjoining houses.
2. The proposed building could result in damage to an important protected tree.
3. The proposal would be detrimental to the existing view from Christchurch Hill and the adjoining Heath.

Yours faithfully.

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

November, 1977

All correspondence to be addressed  
to the 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 (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State 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 Secretary of State 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 Sections 67 and 74 of the Act.)
2. If permission to develop the land is refused whether by the local planning authority or by the Secretary of State, Department of the Environment, 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 IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.