

B. Schlaffenberg
Dr. Arch. (Rome), Dip. T.P., M.T.P.I.
PLANNING OFFICER
Telephone Holborn 3411 Ex. 109

Planning Department,
The Old Town Hall,
197 High Holborn,
London W.C.1.

Your ref:
Our ref: JMC CTP/D7/7/1A

Date: 30th April, 1965.

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963

Refusal of permission to develop

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, hereby refuses to permit the development referred to in the under-mentioned 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: 24th February, 1964.

Plans submitted No: Reg.No. CTP/D7/7/1A/P1. Applicant's No.53.1.65.

Development: Erection of a three-storey dwelling house with garage at No.2 Cannon Place, Camden.

Reasons for refusal:

1. The proposal would not accord with the provisions of the Administrative County of London Development Plan as regards density of persons per acre, the density as proposed being in excess of that provided for in this area (30 persons per acre).
2. The use of part of the existing site of No.2 Cannon Place as a separate site for the erection of a dwelling house would bring about an excessive density of persons per acre in respect of the existing building.
3. The proposed building would conflict in scale, overall height and architectural idiom with the neighbouring buildings.

P.T.O.

Yours faithfully,

Planning Officer.

(Duly authorised by the Council
to sign this document)

To:-
Edward W. Mather, ^{Esq} T.D., L.R.I.B.A.,
Bridgeway, Central Drive,
Middleton-on-Sea,
Bognor Regis,
Sussex.

4. The proposed loss of the tree covered by Tree Preservation Order (Hampstead 10) would adversely affect the environmental grouping formed by Christ Church and Cannon Place.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, 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 by the carrying out of any development which has been or would be permitted, he may serve on the London County Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions 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.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall,