



London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service . Richard Rawes BA Hons . MICE C.Eng Dip TE

Tel 071 - 278 4444

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Aspect Group
(Ref: Barnes G)
107/109 The Greenway
ICKENHAM
Middlesex

Our Reference: PL/9201130/R1
Case File No: H11/35/D
Tel. Inqu:
Ms. S. Waddell ext. 5815

Date: 1 OCT 1993

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 : 21st September 1992

Address : 289 Camden High Street, NW1.

Proposal : Alterations, including the erection of a first floor extension, in connection with the change of use of the building from a Canal Information Centre and residential to a food and wine bar within Class A3 of the Town and Country Planning (Use Classes) Order 1987 with ancillary Canal Information and displays, as shown on drawing numbers 11/312/3 A and 11/312/5, revised by letter dated 29 April 1993.

Reason(s) for Refusal:

- 01 The use of the building as a food and wine bar would be contrary to the Council's policies as expressed in the Borough Plan, Policies and Proposals for the Regents Canal in Camden and the draft U D P to discourage developments which fail to complement the character and function of the canal. The proposed development would have an adverse effect on the character of the Regents Canal Conservation Area.
- 02 The proposed extension at first floor level would have an adverse effect on the appearance of the building by reason of its bulk and detailed design, and on the character and appearance of the Regents Canal Conservation Area.



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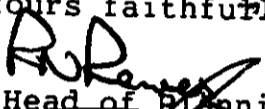
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(Cont.)

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Yours faithfully,


Head of Planning, Transport & Health Services
(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 78 of the Town and Country Planning Act 1990. 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.