



SR

CTP.14

Planning Department

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

31 MAY 1967

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

Messrs. Lee, Eial and Partners,
1 Allport Place,
N.W.1.

Date 1st June, 1967.

Your reference HEN/SS

Our reference CTP/103/19/6/3532

Sir,

**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 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: 13th April, 1967.

Plans submitted: Reg. No. 3532

Your No. 210/1, 2, 3, 4, 5, 6 and 7

Development:

The redevelopment of the sites of Nos. 35-37 Windmill Street, Camden by the erection of a five storey building comprising sub-basement and basement storage, ground floor park, loading bay and showroom and 1st-5th floors residential.

Reasons for refusal:

1. The proposed development would not accord with the provisions of the Initial Development Plan as regards density of persons per acre and also constitutes a serious overdevelopment of the site.

2. The proposal fails to comply with this Council's planning standards in respect of car parking and daylighting on the rear boundary.

3. The proposed building is considered unsatisfactory from an architectural point of view in respect of its massing and relationship to adjoining buildings, notably the obtrusive roof structure.

Yours faithfully,

Planning Officer

(Duly authorised by the Council to sign this document)

All communications to be addressed
to the Planning Officer.

P.T.O.

Further Information:

You are advised to consult the officers of this Council before submitting any amended scheme.

Reasons for the imposition of conditions:

Yours faithfully,

Planning Officer,

(Duly authorised by the Council to sign this document)

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 Borough 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, S.W.1.