

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only
Borough Ref. E4/11/17
Registered No. 21162
Date received 17.9.80

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name..... <u>J.R. COOPER</u>	Name..... <u>SCOTT FORD & CO.</u>
Address..... <u>33 WILLOW ROAD</u>	Address..... <u>92 CAMDEN HIGH STREET</u>
..... <u>LONDON NW3</u> <u>LONDON NW1 OLT</u>
..... Tel. No..... Tel. No.....

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known). 33 WILLOW ROAD, LONDON NW3

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. CONVERSION OF FIRST FLOOR INTO SELF-CONTAINED FLAT.

(c) State whether applicant owns or controls any adjoining land and if so, give its location. NO

(d) State whether the proposal involves:-

(i) New building(s).....	State Yes or No	NO	→ If "Yes" state gross floor area of proposed building(s).	<input type="text"/>
				m ² /sq ft*
			↓	
			If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<input type="text"/>
(ii) Alterations.....	YES			
(iii) Change of use.....	NO	→	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	<input type="text"/>
(iv) Construction of a new access to a highway	vehicular.. NO pedestrian.. NO			hectares/acres/m ² /sq ft*
(v) Alteration of an existing access to a highway		vehicular.. NO pedestrian.. NO		

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:-

(i) Outline planning permission..... NO

(ii) Full planning permission YES

(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted..... -

(iv) Consideration under Section 72 only (Industry) -

If "Yes" delete any of the following which are not reserved for subsequent approval

1	siting	3	external appearance
2	design	4	means of access

PLANNING AND COMMUNICATIONS

If "Yes" state the date and number of previous permission and identify the particular condition (see General Notes)

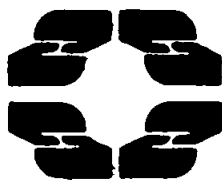
Date CAMDEN

Number 17 SEP 1980

The condition PL

ACK.....

REFERRED TO.....



Planning and Communications Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ
Tel: 278 4366
Geoffrey Hoar BSc(EstMan) DipTP FRTPI
Director of Planning and Communications

Item No.

Date - 9 DEC 1980

Scott Ford & Co.,
92 Camden High Street,
London, NW1 0LT

Your reference GS/JT/W

Our reference E7/11/D/31162

Telephone inquiries to:

Mr. Baker

Ext. 308

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: 15th September 1980

Plans submitted: Reg.No: 3116Q

Your Nos: GS/80/16/0

Address: 33 Willow Road, NW3

Development:

Change of use to form a self-contained flat on the first floor involving works of conversion and the construction of a new external staircase.

Reason for refusal:

1. The proposed use as two self-contained flats is contrary to the Council's policy as expressed in the District Plan (para 2.23) to retain houses suitable for single family occupation.
2. The proposed development involves the loss of existing residential accommodation of a type which the Council considers should be retained in this area.
3. The proposed flat on the first floor is below the Council's minimum space standard for a flat as expressed in the Environmental Code.

Informative:

In view of this decision the concurrent listed building application (reg. no. HB2254) has been treated as withdrawn.

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.