



Planning and Communications Department  
Old Town Hall  
197 High Holborn  
London WC1V 7BG  
Tel: 01-405 3411

**B Schlaffenberg** Dr Arch (Rome) Dip TP FRTP  
Director of Planning and Communications

Messrs. Reddin & Nuttall,  
1 Milton Park,  
London N6 5QB.

Date 13 OCT 1972

Your reference 147/BGN

Our reference CTP/E5/9/7/14151

Telephone inquiries to: Mr. French

Ext. 216

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: 17th July 1972

Plans submitted: Reg. No: 14151 Your No: 147.2

Development:

**The erection of an additional storey over the existing garage at the side of 12 Redington Road, N.W.3.**

#### Reasons for refusal:

1. The proposed development would result in a residential density considerably in excess of that zoned for the area in the Initial Development Plan (30p.p.a)
2. The development fails to comply with the Council's daylighting standards with regard to the side boundary of the site and would result in loss of light to the adjoining property.

Yours faithfully,

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

All correspondence to be addressed  
to the Director of Planning and  
Communications.

#### **Statement of Applicant's Rights from Refusal of Listed Building Consent**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, S.W.1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State 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 works are in progress.
2. If listed building consent is refused, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 172 of the Town and Country Planning Act 1971.
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 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 172 of the Town and Country Planning Act 1971.