

THE PLANNING (LISTED BUILDING AND  
CONSERVATION AREAS) ACT 1990

Reference LBC/98/0032

Broomfield House  
Broomfield Park  
Broomfield Lane  
London  
N13

**WHEREAS** in accordance with The Planning (Listed Buildings and Conservation Areas) Act 1990, you have made application on 30th December 1998 of the Local Planning Authority for consent for the execution of works to demolish/alter/extend a listed building on land situated at:-

LOCATION: Broomfield House, Broomfield Park, Broomfield Lane, London, N13

PROPOSAL: Demolition of Broomfield House; and erection of single storey building for use as a museum, exhibition space and serving of refreshment, including the formation of a terrace, pergola and associated works under Ref:TP/98/1654.

Now therefore **THE COUNCIL OF THE LONDON BOROUGH OF ENFIELD**, the Local Planning Authority, **HEREBY GIVE YOU NOTICE** pursuant to the said Act and the Regulations made thereunder that Listed Building Consent in accordance with the said application is **HEREBY REFUSED**. The reason(s) why permission is refused is/are as follows:-

1. Insufficient evidence has been provided to justify the exceptional circumstances required for the demolition of Broomfield House, a Grade II\* Listed Building, which would be premature pending efforts to secure the retention of the existing building and sustain existing or new uses, and would be contrary to Policies (I)C1, (II)C12, (II)C13 and (II)C14 of the Unitary Development Plan, the Planning Brief and Planning Policy Guidance 15: Planning and the Historic Environment.
2. The proposed building is of insufficient architectural merit, scale or massing to replace the listed building which formed an important focus for the surrounding water gardens and landscaped park, and would be contrary to Policies (I)C1, (II)C17, (II)C18, (II)C19, (II)C20, (II)GD1 and (II)GD3 of the Unitary Development Plan.

Signed \_\_\_\_\_

Dated 19th April 1999

Drawing Nos.:

P.O. Box 53, Civic Centre  
Enfield, Middlesex EN1 3XE  
Telephone 020 8366 6565

Your attention is particularly drawn to the Schedule attached to this notice which sets out the rights of applicants who are aggrieved by this decision.

## **SCHEDULE**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or for the proposed works, or to grant consent subject to conditions, he may appeal to the (Secretary of State for the Environment) (Secretary of State for Wales) in accordance with Section 20-22 of The Planning (Listed Building and Conservation Areas) Act 1990 within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. 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.
  
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the (Secretary of State for the Environment) (Secretary of State for Wales), 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 District, or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of The Planning (Listed Building and Conservation Areas) Act 1990.