

LONDON COUNTY COUNCIL

HERBERT A. HENNETT,
Architect for the Council
TELEPHONE WATERLOO 5000
EXTENSION **7366**



ARCHITECT'S DEPARTMENT
THE COUNTY HALL
WESTMINSTER BRIDGE
LONDON, S.E.1

Ref. AR/ **TP 101110/NW**
Your Ref. **138/SW/814**

7 FEB 1961

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1947.

Refusal of permission to develop

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of application: **9 November 1960**

Plans submitted No. **138/SW/814** (your plan No. **814**)

Development:

The erection of a part five-storey and part eight-storey building comprising shops, offices, a public house and residential accommodation on the sites of Nos. 114-119 Tottenham Court Road, 33-45 (odd) Grafton Way, 106-112 (even) Whitfield Street and 7-10 Midford Place, St. Pancras.

Reasons for refusal

(1) The proposal would result in an substantial increase in office accommodation on the site contrary to the intentions of the Development Plan to restrict office use in Central London and would involve an increase in traffic, employment and travel to work.

~~XXXXXXXXXX~~
Yours faithfully,

~~XXXXXXXXXX~~
Architect to the Council
duly authorised by the
Council to sign this
document.

Messrs. E. S. Boyer & Partners
88-90 Grays Inn Road
H.C.1

Copy:— for

District Surveyor	with plan(s) plan requested
Statutory Register	
Land Charges	
Borough Council	

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Plans for refusal (cont.)

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Architect to the Council

(2) Having regard to the provisions of the Development Plan and to the amendments proposed in the First Review thereof regarding the preservation of residential use of land (particularly in Central London) the provision of residential accommodation is considered inadequate.

(3) The proposed development would seriously infringe the Council's standards for daylighting in respect of Grafton Way and Whitfield Street and would prevent the receipt of adequate natural light to the adjoining sites and buildings.

(4) The plot ratio of the development exceeds the Council's standard of 2:1 non-residential use for the area and would result in an excessive bulk of non-residential building on the site.

(5) The development would perpetuate the closure of the street as a means of service access whereas the ultimate closing of this street to vehicular traffic is desirable having regard to the importance of Tottenham Court Road as a main traffic route.

(6) The ramp to the basement car park is of insufficient width to allow for two-way working and is inadequate to serve the number of cars to be accommodated in the car park.

Yours faithfully,

HUBERT BENNETT

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Architect to the Council

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Council to sign this
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