



Landers,
75 Shoe Lane,
London EC4A 3BQ

Our Reference: PL/8500285/
Case File No: M15/19/A
Tel.Inqu: P. Pugh ext. 2872
Date: 19 AUG 1985

(Ret:AJS)

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, 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 Applicants Rights set out in Appendix B.

SCHEDULE

Date of Original Application : 20th February 1985

Address . 7,9 & 11 Rugby Street & 36/38 Emerald Street, WC1

Proposal : The construction of new buildings on the site of nos:7 to 11 Rugby Street and 36/38 Emerald Street, to provide 10 one bedroom flats, 3 two bedroom flats, a retail shop and a workshop.
As illustrated in drawing nos:324/01-06.

Reason(s) for Refusal:

- 01 The proposal involve the loss of buildings of special architectural and historic interest contrary to the Council's policy.
- 02 The proposed development does not include sufficient accommodation suitable for family occupation, contrary to the Council's policies as set out in the Borough Plan to encourage the inclusion of such accommodation within schemes for new development or conversion.
- 03 It is considered that the total floor space of the buildings would be excessive in relation to the site and the character of the area generally.
- 04 The Council's daylighting standards are not complied with, and access of adequate natural light to adjoining premises would be prevented to the detriment of their amenity.

Yours faithfully

Director of Planning and Communications (Duly authorised by the Council
to sign this document)