

# LONDON COUNTY COUNCIL

HUBERT BENNETT,

F.R.I.B.A.

Architect to the Council

TELEPHONE WATERLOO 5000

EXTENSION 7366

Ref. AR/ TP/23893/NW

Applicant's Ref. STC/651



ARCHITECT'S DEPARTMENT

THE COUNTY HALL

WESTMINSTER BRIDGE

LONDON, S.E.1

Dear Sirs,

## TOWN AND COUNTRY PLANNING ACT, 1947.

13 NOV 1959

### 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: 16 June 1959

Plans submitted No. 6282 (Your Plans Nos.1,2 and 3)

### Development:

The redevelopment of the island site bounded by Charlotte Street, Tottenham Street, Whitfield Street and Scala Street, St. Pancras, by the erection of a building comprising a theatre, public house, shops, offices and flats.

### Reasons for refusal

(1) A building of the height and form proposed would be inappropriate on this restricted site which is not large enough to provide a suitable setting for it in the form of an adequate base of lower buildings or of an open space, and that such a building would not relate satisfactorily with other existing and proposed high buildings in the area, and that it would tend to disrupt the continuity and character of existing and proposed development along Charlotte Street.

Yours faithfully,  
XXXXXXXXXX

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

Copy:— for

Messrs. Covell and Matthews  
34 Sackville Street  
Piccadilly  
W.1

District Surveyor	<input checked="" type="checkbox"/>	with plan(s) plan requested
Statutory Register	<input checked="" type="checkbox"/>	
Land Charges	<input type="checkbox"/>	
Borough Council	<input checked="" type="checkbox"/>	

**Reasons for refusal contd.**

(2) The plot ratio in respect of the commercial development is excessive, being 3 to 1 as opposed to the Council's standard for this area of 2 to 1.

(3) The structure over the stage infringes the Council's standard for the daylighting of buildings next Tottenham Street and Scala Street, restricting the access of daylight and air to land and buildings opposite.

No provision is made for loading and unloading of goods for the shops nor for the loading and unloading of scenery and articles for the theatre, within the curtilage of the site.

**Yours faithfully,**

**HUBERT BENNETT**

PER 

**Architect to the Council**

Date of application: 10.1.1971

Plans submitted for consideration: 10.1.1971

Development

Reasons for refusal

Architect to the Council

Plans submitted by the

Council to sign the

document

Copy for

Director of Planning

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