



Planning and Communications Department

Old Town Hall
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London WC1V 7BG
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Messrs. Rottenberg Associates,
134 Gloucester Avenue,
London N.W.1.

Date 24 JUL 1972

Your reference GR/SW

Our reference CTP/N15/23/1/13687(R)

Telephone inquiries to: Miss Mylo

Ext. 143

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 May 1972

Plans submitted: Reg. No: 13687 (R) Your No: 979/14B

Development:

Change of use from shop to office on ground floor and basement of
79/80 High Holborn W.C.1

Reasons for refusal:

- 1) Proposal is contrary to the Council's policy of restricting the growth in office floorspace in the Central Area, as expressed in the Written Statement of the Initial Development Plan.
- 2) Proposed use is contrary to the zoning for this area, which requires the retention of the shopping frontage.

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.