



Planning and Communications Department

Old Town Hall  
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTPi  
Director of Planning and Communications

Date 10 JUL 1973

Messrs. Covell Matthews and Partners  
7/11 Lexington Street  
London W1R 4BJ

Your reference

Our reference CTP/N16/3/E/15350(R)

Telephone inquiries to: Miss Mylo

Ext. 42

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: 15th December 1972 revised 24th April 1973

Plans submitted: Reg. No: 15350(R) Your No: 44A-48A (inclusive), 50A, 52A, 53A

Development: The redevelopment of the sites of Nos. 39/43 Leather Lane, EC1, by the erection of a five-storey building comprising ground floor shops, basement store age, first floor offices, and residential on second, third and fourth floors.

1. Reasons for refusal: the proposed office use does not comply with the provisions of the Initial Development Plan in which the area is zoned for residential purposes at a density of 200 ppa with a shopping frontage.
2. The proposed plot ratio (3:1) is in excess of the Council's standard (2:1) for the area, and the proposal constitutes overdevelopment.
3. The proposal would result in an increase in office accommodation which is contrary to the Council's policy of restricting the increase of offices in Central London.

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 Arising from the Refusal of Planning Permission**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, he may appeal to the Secretary of State, Department of the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State, Department of the Environment, Whitehall, London, S.W.1). 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. (The statutory requirements include Sections 67 and 74 of the Act.)
2. If permission to develop the land is refused whether by the local planning authority or by the Secretary of State, Department of the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 169 of the Act.