



Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Item No. **2/2**

Messrs. Dax Harrison & Pollard,
44 Bloomsbury Street,
London, WC1.

Date **3 MAY 1976**Your reference **44/MP/ARK**Our reference **OND/N15/23/10/22218(R)**

Telephone inquiries to:

Mr. Newby 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.

SCHEDULEDate of application: **15th February 1976**Plans submitted: Reg.No: **22218** Your Nos: **44.1A**Address: **44 Bloomsbury Street, London, WC1.**

Development:

**The change of use of third floor from office to residential and
the change of use of ground floor from residential to office.**

Reason for refusal:

- 1. The proposed change of use involves the loss of existing residential accommodation of a type which the Council considers should be retained in this area.**
- 2. The proposed change of use involves an increase in office accommodation contrary to the Council's policy of restricting the growth of such space in Central London, as expressed in the Written Statement of the Initial Development Plan, and as expressed in the document "Planning Standards and Policies".**
- 3. Retention of the ground floor in residential use provides for the possibility of a linked residential unit in the basement and ground floor and a residential unit having an access independent from the office.**

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 (and on a form obtainable from) the Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. 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 are set out in Section 169 of the Act.