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Messrs Wilberforce Allen
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Your reference

E.427 (DMS/88E)

Our reference

APP/5008/A/74/10598

Date

4 DEC 1975

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPEAL BY LAWRENCE ESTATES AND PROPERTY CORPORATION LIMITED
APPLICATION NO. CTP/G5/7/B/17961

1. I am directed by the Secretary of State for the Environment to refer to your client's appeal against the decision of the Council of the London Borough of Camden to refuse planning permission for the erection of a building of basement, ground, and four floors over, for use as two shops, offices, and eight residential flats with associated car parking on the sites of 92-98 West End Lane, NW6.
2. The written representations made in support of the appeal and those of the Council and other interested parties have been considered. An officer of the Department has visited the premises.
3. On the appeal site are four four-storey terraced properties occupied as shops on the ground floor with residential accommodation above. There are four lock-up garages at the back of Nos 92-94, with access from Exeter Mews, a cul-de-sac leading off West Hampstead Mews. The latter road meets West End Lane a little way south of the appeal site, separated from the site by a former police station. There are a few shops in the area and a number of garage premises in West Hampstead Mews but the area is mainly residential. West Hampstead underground station and two British Rail stations lie to the north and there is also some industrial development in this area.
4. The appeal site is zoned in the Initial Development Plan for commercial purposes, with a shopping frontage, and is not in an area where office growth would normally be permitted by the Council. The issue therefore is whether the proposed office element is acceptable having regard to the scale and location of the proposed development and to the Council's restrictive policy on offices. It is claimed on behalf of your clients that the amount of office floor space proposed could be regarded as minimal; the view is held however that the introduction of two floors (about 800 sq m) of office floor space onto this site where none exists at present is by no means insignificant. The surrounding area does not appear to contain many offices, and does contain a good deal of residential property; it is not thought that offices could be said to be in character with the area. The site is reasonably convenient for access by public transport, and note has been taken of the economic and other arguments for redeveloping this site as proposed, but it is not considered that the proposal provides any substantial planning benefit or possesses any special features such as to justify special treatment as an exception to the policies concerned.

ch are supported by the Secretary of State. As to the detailed matters mentioned the Council's objections, although the building would slightly exceed the Council's lot ratio for the area, it is not thought that its bulk would be excessive, compared with other buildings nearby, or that it would look out of place in the street scene. The concern expressed by the Council and by local people about car parking facilities and problems is understandable, but it does not seem that there would be any great difficulty in providing the number of spaces required within the site, either in the basement or in Exeter Mews, which is controlled by your clients. However, despite the lack of objection on these points, and after considering all the other representations for and against the proposal, the conclusion reached is that because of the basic objection to offices on the site, the appeal should not be allowed.

5. Therefore the Secretary of State hereby dismisses the appeal.

I am Gentlemen
Your obedient Servant

J C LIPPARD
Authorised by the Secretary of State
to sign in that behalf