

274.

*Refusal of full
Mysider.*

T.P.
II

19th December, 1952.

H.2/IJH.

Dear Sir,

Local Housing Operations.
Town and Country Planning Act, 1947.
Sidmouth Mews, St. Pancras.

The Council, in pursuance of its powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1950, hereby refuses permission for the development referred to in the schedule below in accordance with the plans submitted.

In accordance with the provisions of Article 5 (4) of the Order, your attention is drawn to the notification attached hereto:-

SCHEDULE.

Date of application:- 5th May, 1952 (Reference RGS/JL).

Plans submitted:- Registered No. 206/52 - Applicant's No. Design B.

Development:- The erection on The Sidmouth Mews site, St. Pancras, of three blocks of dwellings as shown on the layout plan submitted.

Reason for Refusal:- (1) The relationship of the proposed development with the existing development is unsatisfactory by reason of the repetition of the north-south orientation of the housing blocks immediately north of Harrison Street.

(2) The conception of the street approach to Regent Square from Gray's Inn Road is considered to be disjointed as it is not seen that the end of the three blocks fronting Sidmouth Street could make a satisfactory architectural composition leading up to Regent's Square from Gray's Inn Road.

(3) The provision of shops next Gray's Inn Road is undesirable

The Town Clerk,
Metropolitan Borough of
St. Pancras.

*Appeal Correct
2/2/53*

L.M.P. 1952	
CERTIFIED AS A TRUE COPY OF THE ORDER OF CONSENT	
NAME	
COUNCIL'S DECISION DATE	17/12/52
O.S. NO. 1249/25	REF. CASES

in view of the heavy traffic using this road and the failure of existing shopping in the vicinity.

(4) The two estate entrances on Sidmouth Street (Class III) and two on Harrison Street are excessive and should be resolved by one entrance in each street preferably of a greater width than the 12 feet shown.

In connection with any development of the site:-

- (i) The Council considers that a width of 70 feet is adequate for Gray's Inn Road.
- (ii) Any service road on the Gray's Inn Road frontage should be wholly behind the 70 feet line of widening.
- (iii) Splay corners should be provided at the junctions of Seaford Street with Sidmouth Street and Harrison Street.
- (iv) The line of widening and back line levels should be agreed on the site with the Council's Chief Engineer.

Yours faithfully,

(SGD.) HOWARD ROBERTS

Clerk of the Council.

11/1/22

21/1/22