



Planning and Communications Department

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

11-4-73

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

Messrs. R. Seifert & Partners,  
34 Red Lion Square,  
London, WC1R 4EG.

Date 19 APR 1973

Your reference

R.S.

Our reference

CTP/014/30/C/15778

Telephone inquiries to:

MISS NILO

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: **20th November 1972.**

Plans submitted: Reg. No: **15778** Your No: **1115/121-135**

Development:

**The redevelopment of 199-209 High Holborn and 1-3 and 2, 4, 6 & 8 Newton Street, W.C.1, by a building comprising offices, flats, shops and a public house.**

Reasons for refusal:

**(See attached sheet)**

Yours faithfully,

Director  
(Duly authorised by the Council  
to sign this document)

All correspondence to be addressed  
to the Director of Planning and  
Communications.

P.T.O.

199-209 High Holborn and 1-3 and 2,4,6 & 8 Newton Street, W.C.1.

Reasons for refusal:

1. The proposed use as offices does not conform with the zoning for the area in the Initial Development Plan which is for West End purposes.
2. The use as offices would be contrary to the intentions of the Initial Development Plan as expressed in the Written Statement, and to Council policy, to restrict the growth of office accommodation in Central London.
3. The proposal would involve the demolition and partial demolition of buildings listed as being of architectural or historic interest and their replacement by a building which is considered to be visually out of character, and detrimental to the amenity of the area generally.
4. The proposal infringes the Council's daylighting standards to an unreasonable extent.
5. The proposal involves the construction of pillars in the pavement on the east side of Newton Street and this is unacceptable in that the reasonable passage of pedestrians would be hindered.
6. The proposal would involve the provision of office car parking in excess of the Council's car parking standards and would attract traffic to the area adding to congestion on the roads.