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

Messrs. R. Seifert & Partners,
34 Red Lion Square,
London, W.C.1.

Date 5 SEP 1973

Your reference BCG/EB

Our reference CDP/P14/73/C/16790

Telephone inquiries to:

Miss Nyle

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: 29th May 1973

Plans submitted: Reg. No: 16590 Your No: 1115/400 to 412

Development:

The redevelopment of 199-206 High Holborn and 2-8 Newton Street, W.C.1. by a building to be used for shops, flats and offices.

Reasons for refusal:

- 1. The proposed use for office purposes does not conform with the provisions of the Initial Development Plan in which the area is zoned for West End purposes.**
- 2. The proposed development 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.**

contd. over/

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

P.T.O.

Reasons for refusal (contd.)

- 3. The redevelopment of these buildings would involve the demolition of buildings that are listed as being of special architectural and historic interest which the Council considers should be retained.**
- 4. The Council's daylighting standards are not complied with, and access of adequate natural light to adjoining premises is prevented to the detriment of their amenities.**
- 5. It is considered that the proposed elevational treatment in High Holborn would be out of keeping with the character of adjoining buildings of special architectural or historic interest between which the proposed building would be positioned.**

**Yours faithfully,
Director.**

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.