



Planning and Communications Department

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

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

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

Date 11 DEC 1973

Your reference HCG/RS

Our reference CTS/24/3513/1700

Telephone inquiries to:

Miss Kyla 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: 8th August 1973

Plans submitted: Reg. No: 17159 Your No: 1175/600-616

Development:

The redevelopment of 199-206 High Holborn and 2-8 (seven) 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.
3. 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 condition.
4. It is considered that the proposal to demolish 4 Church Avenue of building along the retained facade of Nos. 199-206 High Holborn, together with the construction of a new block at Nos. 206-207 High Holborn, will destroy the contents of the existing building, leaving its exterior in an alien situation to the detriment of its architectural and historic interest and the quality of the surrounding area generally.

Yours faithfully,

Director
(Duly authorised by the Council)

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