

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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JSP Architects  
(RB/mt/905/1599)  
49/53 Kennington High Street  
LONDON  
W8 7RBOur Reference: PL/9300177/  
Case File No: P14/4/A  
Tel. Inqu: Robert Brew ext. 5143

Date: 13 AUG 1993

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
Town and Country Planning General Development Order 1988 (as amended)  
Town and Country Planning (Applications) Regulations 1988

## Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

## SCHEDULE

Date of Original Application : 12th February 1993

Address : 52-54 New Oxford Street, WC1

Proposal : External alterations including the relocation of the existing ground floor entrance, the insertion of ventilation louvre panels at ground floor level on the Stedham Place elevation, and the installation of a ventilation extract duct from ground to above fourth floor level on the Stedham Place frontage, as shown on drawing numbers 1599/03A, 05D &amp; 07.

## Reason(s) for Refusal:

- 01 The proposed development does not comply with the Councils minimum standards for headroom and clearances for development over a public highway as set out in the Environmental Code and the draft Development Standards. It would accordingly result in the obstruction of vehicle and pedestrian access to Stedham Place.

Yours faithfully,

  
Head of Planning, Transport & Health Services  
(Duly authorised by the Council to sign this document)