



Planning and Communications Department

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

29 OCT 1971

B. Schlaffenberg Dr Arch (Rome), Dip T P, M T P I
Director of Planning and Communications

**Messrs. Lovell Matthews & Partners,
7-11 Lexington Street,
W1R 4NJ.**

Date 2 NOV 1971

Your reference

ILL

Our reference

CEP/116/3/1/11745(a)/11745(b)

Telephone inquiries to:

MRS A. NYLO

Ext. 135

Dear Sir(s),

**TOWN AND COUNTRY PLANNING ACTS 1962 to 1968
LONDON GOVERNMENT ACT 1963**

REFUSAL OF PERMISSION TO DEVELOP

The Council, in pursuance of its powers under the above-mentioned Acts 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: **19th July, 1971**

Plans submitted: Reg. No: **11745a/
11745b/**

Your No:

**30-36 }
37-43 }**

Development:

The redevelopment of the sites of 39-43 Leather Lane, E.C.1. by the erection of a 5 storey building for use as shops and offices (two alternative schemes).

Reasons for refusal:

- (1) The proposed uses do not comply with the Initial Development Plan in which the area is zoned for residential purposes with a defined shopping frontage.**
- (2) The proposal constitutes over-development of the site and is well in excess of the Council's plot ratio standards.**
- (3) The proposal would result in serious daylighting infringements to adjacent properties.**
- (4) The proposal would result in an increase in office accommodation which is contrary to the Council's policy restricting the increase of offices in Central London.**

Yours faithfully,

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