



Planning and Communications Department

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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP1
Director of Planning and Communications

Messrs. Covell Matthews and Partners
7/11 Lexington Street
London W1R 4BJ

Date 10 JUL 1973

Your reference

Our reference GMP/M14/3/R/15350(R)

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: 15th December 1972 revised 24th April 1973

Plans submitted: Reg. No: 15350(R) Your No: 44-48A (inclusive), 50A, 52A, 53A

Development: The redevelopment of the sites of Nos. 39/43 Leather Lane, EC1, by the erection of a five-storey building comprising ground floor shops, basement store, age, first floor offices, and residential on second, third and fourth floors.

1. The proposed office use does not comply with the provisions of the Initial Development Plan in which the area is zoned for residential purposes at a density of 200 ppa with a shopping frontage.
2. The proposed plot ratio (3:1) is in excess of the Council's standard (2:1) for the area, and the proposal constitutes overdevelopment.
3. The proposal would result in an increase in office accommodation which is contrary to the Council's policy of restricting the increase of offices in Central London.

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.