



London County Council

ARCHITECT'S DEPARTMENT

TP/8R

Ref.

No.

TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19 (4)

REFUSAL OF PERMISSION TO DEVELOP

Telephone :
WATERLOO 5000

Extension **5747**

CASE NO. **TC.19544/C**

APPLICANT'S REF. **13/32/691**

REGISTER OF APPLICATIONS

10 JUL 1964

Date of Council's decision*

9.7.64.

Particulars of an application under the Town and Country Planning Act, 1962, and the Town and Country Planning (General Development) Order, 1963.

Particulars of any direction under the above-named Act and Order: None Issued.

Council's decision*. Permission refused for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: **10 April 1964**

Plans submitted No.: **10100 (your drawing No. 691/5A1a)**

Development:

The redevelopment of the sites of Nos. 201-207 Gray's Inn Road, St. Pancras, by the erection of a six-storey block of residential flats above the existing petrol filling station.

Reasons for refusal:
(1) The development as proposed is unsatisfactory in that the concentration of building on the Gray's Inn Road frontage results in the rear of the adjoining premises being visible from Mecklenburgh Square. This would be detrimental to the architectural composition of buildings in Mecklenburgh Square and Mecklenburgh Street, many of which are listed buildings of Architectural or Historic interest.

XXXXXXXXXX

Name and address of applicant.

Messrs. Maurice Sanders Associates
Architects
24 Harley Street
W.1

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

~~XXXXXX~~ This document contains
a true record of a decision of the
Council.

Signed

[Signature]

Reasons for Refusal (Contd.)

(2) The development does not comply with the Council's standards as regards car-parking, by reason of the inadequacy of car-parking accommodation and would result in obstruction of surrounding streets by parked vehicles.

(3) The development would entail a residential density in excess of that stipulated for this area in the Council's Development Plan and constitutes over-development of the site.

(4) The height and massing of the proposed block is considered unacceptable in relation to the existing development in the surrounding area.

Further Information

The Council would be prepared to consider favourably an application for the redevelopment of the site by the erection of a building for residential use, provided that the redevelopment complied with the Council's planning standards including those relating to car-parking and residential density, and provided also that the building were erected to the same height as the adjoining premises at No. 209 Gray's Inn Road with a sufficient return frontage along Heathcote Street.

In this connection you are invited to discuss the matter with the Council's officers before submitting any further application.

Yours faithfully,

Architect to the Council
duly authorised by the
Council to sign this
document.