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CTP 26

Planning Department

Old Town Hall
197 High Holborn
London, WC1
Telephone: 01-405 3411

15 JUL 1970

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
Planning Officer MTPI

Messrs. E.S. Boyer & Partners.
84-86, Grays Inn Road,
W.C.1.

Date 16th July, 1970.

Your reference

Our reference CTP/N12/34/G/8872

Telephone inquiries to:

Ext. 43 or
105

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: 28th April, 1970.

Plans submitted: Reg. No. 8872

Your No. 2

Development: The redevelopment of the sites of Nos. 22-30, Goodge Street, W.C.1. by the erection of a new building comprising basement storage, ground floor shops, first floor showrooms, second floor offices and third and fourth floors residential.

Reasons for refusal

1. The proposal constitutes an over-development of the site in terms of building bulk.
2. The proposal fails to comply with this Council's planning standards with regard to car parking and loading facilities.
3. On the information available to the Council, the proposal provides for an increase in office space over and above that already existing on the site, and for a significant decrease in residential floor area as existing on the site.

Yours faithfully,

Planning Officer
(Duly authorised by the Council to sign this document)

All correspondence to be addressed
to the Planning Officer. P.T.O.

Statement of Applicant's Rights Arising from the Refusal of Planning Permission

- (1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act, 1966).
- (2) If permission to develop land is refused, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.

INFORMATIVES:

1. The Council would be prepared to consider favourably an amended application, including car parking loading facilities, at least 3 floors of residential and a restricted amount of offices on the first floor.
2. The Council further considers that the Valiant Trooper P.H. at 20, Goodge St. should be included in any subsequent application.
3. The Council's officers will be pleased to discuss any further proposals for this site, at any mutually convenient time.