



Planning and Communications Department

Old Town Hall 24 MAY 1972

197 High Holborn

London WC1V 7BG

Tel: 01-405 3411

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

Date

24 MAY 1972

Messrs. Anthony Wilson and Moore Waterman
15 Lincoln's Inn Fields
London WC2A 3ED

Your reference

Our reference **OSP/112/34/12882**

Telephone inquiries to:

Miss Hyle

Ext.

143

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:

8th February 1972

Plans submitted: Reg. No:

12882

Your No:

136/10/11

Development:

The redevelopment of Nos. 22-30 Gedge Street, Wd by the erection of a five storey building to comprise basement, storage 2 ground floor shops, first floor showrooms, second floor office and residential flats third and fourth floor residential flats.

Reasons for refusal:

1. The proposed office use does not comply with the zoning in the Initial Development Plan for West End purposes which is aimed at reducing employment and congestion and at increasing residential accommodation in the zone. (Section 5 para. 7 of the Written Statement)
2. The proposed building represents an overdevelopment of the site in that it is in excess of this Council's plot ratio standard for the area.
3. The Council is not prepared to agree to showrooms use above ground floor level in the absence of any evidence that there is a need or demand for this type of use in the area.

Informative: You are invited to submit revised proposals indicating office use of first floor with the second floor used entirely for residential purposes.

Yours faithfully,

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

All correspondence to be addressed to Director of Planning and Communications

P.T.O.