

P14/35/E. 28900-31063
Rec. P's 912 - 1029
CHIEF EXECUTIVE'S
DEPARTMENT / a' ALLOWED
25 JAN 1982



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Your reference

Our reference APP/5008/A/80/04526
APP/5008/A/80/15033

Date 22 JAN 1982

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPEALS BY THE UNITED GRAND LODGE OF ENGLAND AND ROYAL MASONIC INSTITUTE FOR
GIRLS
APPLICATIONS NO P14/35/E/28900 AND P14/35/E/31063

1. I am directed by the Secretary of State for the Environment to say that consideration has been given to the report of the Inspector, Mr S R H King DipTP (London) ARIBA MRTPI, who held a local inquiry into your clients' appeals against the decisions of the Council of the London Borough of Camden to refuse outline planning permission for:

A. (APP/5008/A/80/04526 - The United Grand Lodge of England) the redevelopment of the site by the erection of a ground and 3 storey building for offices and residential use of Nos 4 to 20 Parker Street and 160 Drury Lane. (Application No P14/35/E/28900).

B. (APP/5008/A/80/15033 - The United Grand Lodge of England and the Royal Masonic Institute for Girls) the redevelopment of the site for residential, offices and retail use of Nos 4 to 24 Parker Street and No 160 Drury Lane, WC2 (Application No P14/35/E/31063).

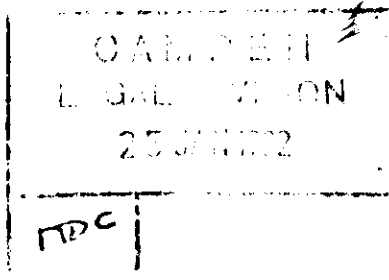
1 copy of the report is enclosed.

2. The Inspector said in his conclusions:-

"a. At the dates of the refusals the Greater London Development Plan did not operate a policy of office restraint in London.

"b. As the proposals for Appeal A would provide too much office floorspace and not enough residential accommodation, and as it would provide no shop on the Drury Lane frontage, it would not conform with the Action Area Plan and should be dismissed.

"c. As the proposals of the Seven Dials Housing Co-operative Limited are permitted and as the proposals of Appeal B would provide over 1,000 sq ft more residential floorspace and have a smaller amount of non-residential floorspace than the permitted Seven Dials scheme, the council's refusal of Appeal B is inconsistent.



d. As the proposals of Appeal B would provide for small office suites they are not in conflict with the office policies of the Greater London Development Plan.

e. As the residential proposals of Appeal B would have a higher density than that proposed for the site in the Action Area Plan I cannot agree with the council that the residential provisions do not go far enough. In my opinion the residential provisions are adequate and would conform with the Action Area Plan proposals for a slightly larger site. As Parker Street is not a shopping street and is not designated for shops in the Action Area Plan, the appellants' proposals are not in conflict with that plan. Moreover Appeal B provides for a shop on the Drury Lane frontage and therefore promotes the proposals of the Action Area Plan."

The Inspector recommended that Appeal A (APP/5008/A/80/04526) should be dismissed and Appeal B (APP/5008/A/80/15033) should be allowed subject to the usual conditions relating to an outline application.

3. The Secretary of State agrees with the Inspector's findings of fact. He attaches great importance to the policies contained in the Covent Garden Action Area Plan and supports the council in their efforts to retain and promote the mixed use character of the whole of Covent Garden. In considering the proposals contained in Appeal A the Secretary of State accepts that there will be a positive contribution to housing needs through the provision of residential accommodation and to the alleviation of the shortage of office space to rent for small firms. However he agrees with the council that the proposals are unacceptable in that the amount of offices proposed is disproportionate to the amount of residential benefit which would be provided and there is no provision for other preferred uses as expressed in the Plan.

4. In his consideration of the proposals contained in Appeal B the Secretary of State notes the council's views on the proportion of proposed office use to that of residential use but he has taken into account the greater amount of residential use proposed to that for which permission has already been granted. He appreciates that more office space will be provided at the expense of the permitted retail use which has a greater priority but he takes the view that in the particular circumstances of the case the development as proposed would not seriously conflict with the policies of the Action Area Plan. For these reasons he agrees with the Inspector's conclusions on the planning merits of the two appeals and accepts his recommendations.

5. The Secretary of State therefore dismisses Appeal A (APP/5008/A/80/04526) and allows Appeal B (APP/5008/A/80/15033) and hereby grants planning permission for the redevelopment of land at Nos 4-24 Parker Street and 160 Drury Lane, London WC2, for residential, office and retail use in accordance with application no P14/35/E/31063 dated 26 August 1980 subject to the following conditions:-

1. a. Approval of the details of the siting, design and external appearances of the building, the means of access thereto, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority;
- b. Application for approval of the reserved matters shall be made to the local planning authority not later than 31 January 1985.

The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

i. 31 January 1987; or

ii. The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

6. Attention is drawn to the fact that where any condition imposed upon the grant of planning permission requires any consent, agreement or approval of the local planning authority the applicant has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period. Attention is also drawn to the enclosed Note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970.

7. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

D A ROBINSON
Authorised by the Secretary of State
to sign in that behalf

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