



Planning and Communications Department

Old Town Hall  
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

Messrs Skinner and Bailey  
74 Queensway  
London W.2.

Date **22nd July 1971**

Your reference **FS/IBS**

Our reference **CTP/M12/34/C/11061**

Telephone inquiries to:

Ext. **206 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: **4th May 1971**

Plans submitted: Reg. No: **11061**

Your No: **PW/62/11, 12, 13**

Development: **The erection of a 6 storey building at No 48 Charlotte Street W.1. to comprise basement, ground and 4 floors over for use as showrooms with offices on 3rd and 4th floors.**

### **Reasons for refusal:**

- (a) The proposed scheme does not comply with the plot ratio standards for this area and constitutes over development of the site.
- (b) No provision is made for car parking for loading and unloading facilities, and the proposal would tend to add to the traffic congestion in the area.
- (c) The Council is not prepared to agree a showroom ~~652~~ above ground floor in the absence of any demonstration that there is a need or demand for this type of use hereabouts.

### **Informatives:**

**It is considered that a measure of residential accommodation should be incorporated in any revised scheme for this site.**

Yours faithfully,