



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

Messrs Skinner and Bailey
74 Queensway
W.2.

Date: 3 MAR 1972

Your reference FS/BB

Our reference CTP/W12/34/C/12460

Telephone inquiries to: Miss Nylo

Ext. 135

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 December 1971**

Plans submitted: Reg. No: **12460**

Your No: **PW/62/20-23**

Development: **The redevelopment of 48 Charlotte Street W.1. by the erection of a 6 storey and basement building to comprise, basement 1st and 2nd floor front to be used for light industrial purposes, and 2nd floor rear and 3rd and 4th floors for office purposes ancillary to the light industrial user, ground floor showrooms and 5th floor flat.**

Reasons for refusal:

- 1. The proposed scheme does not comply with the plot ratio standards for this area and constitutes overdevelopment of the site.**
- 2. The proportion of light industrial floor area to ancillary office floor space are considered unacceptable in the West End zone in view of the Council's policy to restrict further office floor space in the centre of London.**

Yours faithfully,

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