



Planning and Communications Department

Old Town Hall  
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13 JAN 1971

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

Ross, Jones Esq., A.R.I.C.S.  
Messrs. Healey & Baker,  
29, St. George Street,  
Hamover Square,  
W.1.

Date 14th January, 1971

Your reference RJ/PC

Our reference CTP/K16/3/E/9944

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: 4th November, 1970

Plans submitted: Reg. No: 9944

Your No: 197/2 and site plan.

Development: The redevelopment of Nos 39/43 Leather Lane and 29, Baldwin's Gardens, E.C.1. by a building having basement and ground floor shop, with offices, work rooms and flats above.

**Reasons for refusal:**

- A. The proposal constitutes over-development of the site and is well in excess of the Council's plot ratio standards.
- B. The proposal would result in serious daylighting infringements to adjacent properties.
- C. The proposal makes no provision for car parking or loading space within the site.
- D. The proposal does not comply with Initial Development Plan in which the area is zoned for residential purposes within a defined shopping frontage.

Yours faithfully,