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Date 8th July 1971 7-7-71

Your reference **Z/NC**

Our reference **022/17/17A/1/10180(R)**

Telephone inquiries to:  
206 or  
Ext. 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: **3rd May 1971**

Plans submitted: Reg. No: **10,189(N)**

Your No: **10020/11A-17A(incl)**

Development: **The development of the sites of Nos 175/131 Finchley Road, 1/5 Balnice Road Swiss Terrace Mans, and Cottage Mans H.M.S. by the erection of a building of basement car park, lower ground and upper ground floor shops and supermarket with first to seventeenth floors over comprising 12,700sq ft of offices and 58 residential units.**

**Reasons for refusal:**

1. The proposal constitutes overdevelopment of the site.
2. The proposal involves a substantial increase of office accommodation over and above that already approved by the Council on this site, and as such is considered in excess of that which would be reasonable, bearing in mind the Council's office policy.
3. The proposed increase in height of the residential tower block is considered undesirable as it will be detrimental to the amenities of occupiers on the northern side of the site by reason of overshadowing and loss of natural sunlight.

Yours faithfully,