



Planning and Communications Department

Old Town Hall

197 High Holborn

London WC1V 7BG

Tel: 01-405 3411

26 APR 1972

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

Date

1 MAY 1972

Your reference

HE/BW/210

Our reference

CTP/N13/19/C/12695

Telephone inquiries to:

Miss Mylo

Ext. 135

Messrs. Lam, Biel & Partners
Architects
1 Allsop Place
London NW1

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:

11th January 1972

Plans submitted: Reg. No:

12695

Your No:

210/101,2,3,4

Development:

The redevelopment of Nos. 35-37 Windmill Street, W1 by a building comprising sub-basement and basement for storage and wine bottling ground floor storage and office/showroom, first floor, storage and one residential flat. 2nd - 4th floors residential flats and a fifth floor penthouse flat; and the change of use of the first and second floors of Nos. 38-40 Windmill Street from storage to office use.

Reasons for refusal:

1. The proposed new building would be in excess of the Council's plot ratio standard for the area and would be an over-development of the site.
2. The lack of car parking provision in relation to the proposed 14 residential flats is contrary to the Council's planning standards; and would cause a worsening of parking problems and congestion in the street.
3. The proposed change of use would result in an increase in office floorspace contrary to the Council's policy of restricting new office floorspace as set out in the Written Statement of the Initial Development Plan.

Yours faithfully,

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