



Planning and Communications Department

Old Town Hall
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19 OCT 1971

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

Date 20 OCT 1971

Your reference KB/MDJ/210

Our reference N13/19/C/11798

Telephone inquiries to: Miss Nyle

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: 4th August 1971

Plans submitted: Reg. No: 11798

Your No: 210/32

Development: The redevelopment of Nos. 35-37 Windmill Street, W.1. by a building comprising sub-basement and basement for storage and wine bottling, ground floor storage and car parking, first, second and third floors offices, and fourth floor offices and residential flat.

Reasons for refusal:

1. The proposal is not in accordance with the Council's policy of restricting new office floorspace as set out in the Written Statement of the Initial Development Plan.
2. The proposal represents a loss of potential residential accommodation in the Central Area contrary to the intentions of the Initial Development Plan.
3. The proposal would be in excess of the Council's plot ratio standard for the area, which allows for a maximum of 2:1 of non-residential floorspace and 1.5:1 residential.

Yours faithfully,

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

All correspondence to be addressed to Director of Planning and Communications

P.T.O.