



Planning and Communications Department

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Geoffrey Hoar BSc(EstMan) DipTP FRTPI

Director of Planning and Communications

Item No. **PLC/81/594**

Date - 3 AUG 1981

**Lambiel Associates,
1 Allsop Place,
LONDON, NW1.**

Your reference

Our reference

N13/19/C/32012 (R1)

Telephone inquiries to:

MR. CLARKExt. **337**

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971**Refusal of permission to develop**

The Council, in pursuance of its powers under the above-mentioned Act 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.

SCHEDULEDate of application: **4th March 1981, revised 24th June 1981**Plans submitted: Reg.No: **32012(R1)** Your Nos: **352/1,2,3 as amended by drawings Nos. 352/4,5,6,7,8**Address: **35-37 Windmill Street, W1.**Development: **The erection of a basement, ground and four storey building, containing retail, workshop and residential uses.**

Reason for refusal: 1. The proposed development by reason of its external appearance would adversely affect the character and appearance of the Conservation Area within which it is located.

2. The proposed development by reason of its scale and bulk would be an over-development of the site, and is to the detriment of adjoining residential properties (to the east) which would experience a reduction in daylight and sunlight.

3. The proposed development by reason of the mix of residential accommodation is contrary to the Council's policies as expressed in the Written Statement to the District Plan to provide family sized accommodation in schemes of rehabilitation or redevelopment.

4. The proposed development involves the loss of existing residential accommodation of a type which the Council considers should be retained in this area.

Yours faithfully,

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

November, 1977

All correspondence to be addressed
to the Director of Planning and
Communications.

P.T.O.