



Macintosh Haines & Kennedy,
Sandhurst House,
49-55 Brighton Road,
Croydon, CR2 6ED.

Your reference: 1450
Our reference : N13/20/G/PL/8800561
Tel.Inqu: Charles Thuairé Ext: 2671
Date: (after 2pm)

26 APR 1989

Dear Sir(s)/Madam,

Town & Country Planning Act 1971 (as amended)
Re: 27-28 Windmill Street, W1

I refer to your planning application dated 6th January 1989 for the redevelopment of the site by the erection of a 5 storey and basement building comprising 2 retail shops on the ground floor and B1 offices on the upper floors, as shown on drawing numbers MHK/4.1 - 4.15.

I have to inform you that the lodging of an appeal against non-determination has precluded the issue of a formal decision on the planning application. However, a formal decision would have been as follows, that planning permission be refused for the following reasons:-

01. The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be overdevelopment of the site.
02. The Council is of the opinion that the addition of a mansard storey will produce an excessively bulky appearance and would be likely to be detrimental to the character of the Conservation Area.
03. The proposed development involves an increase in office accommodation contrary to the Council's policy to restrain the growth of such space as expressed in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan) and contrary to site development guidance contained in the Fitzrovia Local Plan 1984 for opportunity Site 15 - '27-28 Windmill Street' which states office use on the site is unacceptable.
04. The proposed office accommodation would not be fully accessible for people with disabilities as required by the Chronically Sick & Disabled Persons Act 1970.

and subject to the following informative:-

01. Conservation Area consent has been granted, subject to condition on 25th July 1988 for demolition of the existing building, Your concurrent application for Conservation Area consent (Reg.No.HB/8870217) will therefore be treated as withdrawn.

Yours faithfully

David Pike
Director of Planning and Transport
(Duly authorised by the Council to sign this document)