

Re: 8/8/47

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C & N T F 1491

20 001 1948

The Architect to the Council
Your ref E/GIR/I

Dear Sirs,

Town and Country Planning Act, 1947
Refusal of permission to develop

The Council, in pursuance of its powers under the above-mentioned Act, the Town and Country Planning (General Development) Order, 1948, hereby refuses to grant the development referred to in the above-mentioned schedule shown on the plans submitted.

In accordance with the provisions of Article 7(1) of the Order, your attention is drawn to the Statement of Applicants Rights attached hereto.

SCHEDULE

Date of application - 4th July, 1947 (consideration thereof postponed until 1st September, 1948)

Plans submitted No 4039 (Your No SGI/1547)

Development - The erection of a ten-storey building comprising shops, storage accommodation, offices and flats on the site of 47-55, Gray's Inn Road and 1-3, Roger Street, St Pancras.

Reasons for refusal - (A) The height of the proposed building, particularly next Brunswick House and Roger Street, and opposite the northern boundary of the site, is excessive.

(B) The height of the building in respect of the commercial part of the building is too high.

cc: Mr. F. B. Brown, C.I. &
Willis,
Victoria House,
Cotton Road,
C.I.

Received	
31-8-47	
C. I. & Willis	

(c) The proposed room and population density for the residential portion of the building is excessive.

I have to inform you that the Council will be prepared to consider an amended application with plans to show -

() The height of the building next Brownlow Street and of r Street not extending over an angle of 51° drawn from the opposite angles of those streets

(b) The height of the building on its northern side, overlooking the northern boundary of the site, not extending over an angle of 51° drawn from twice the distance the building will be on the site boundary

(c) The maximum general height of the building not exceeding 80 ft.

(d) The lot ratio in respect of the commercial portion of the building is reduced

() The proposed density of the residential portion of the building is reduced

(f) The building is set back to the line of widening, as indicated on plan number 3630 (applicant's drawing No. SGL/1517) and the entrances being faced with the Chief Surveyor

(g) Satisfactory arrangements for dealing with traffic to the building

I have further to inform you that, as an alternative to complying with items (a) and (b) above, the building may be designed in accordance with the Ministry of Town and Country Planning's Lighting Code

You are invited to confer with the Council's officers before submitting the amended plans referred to, particularly as regards (c) and (d) foregoing

Yours faithfully,

(Sd) Robert H. MATTHEW

Architect to the Council