DOVER STREET
No. 1-30
London County Council
ARCHITECTS DEPARTMENT

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (6)
REFUSAL OF PERMISSION TO DEVELOP

REGISTER OF APPLICATIONS

Date of Council's decision:
29 OCT 1959


Particulars of any direction under the above-named Act and Order None issued.

Council's decision: Permission refused for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 27 August 1959

Plans submitted:
21278

Development:
The use as offices of the existing residential accommodation at Nos. 3, 4, 6 and 7 Dover Street, permission.

Reasons for refusal:
(1) The proposed change of use is contrary to the policy of the Council's Development Plan as expressed in Section 15(72) and Section 10 of the written statement which provides that "wherever the County permits (temporary or permanent) will not, except in very special circumstances, be given for a change from residential use of any residential building which can still be used, with or without adaptation, for residential purposes of any kind."
The Council considers that no very special circumstances exist in this case which warrant a departure from this policy and that the premises are suitable for continued residential use.

Name and address of applicant:
Hague, Harley and Hague
32 St. George Street
4.2

Particulars of any Ministry decision on appeal under Section 16

Signed

Certified same received by the
Registrar of the planning scheme
a true record of a decision of the Council.
(2) The proposed change of use of this residential accommodation to use for office purposes would increase congestion in the central area and thus be contrary to the policy of the Council which is to combat congestion arising from office employment in Central London.

Yours faithfully,

Architect to the Council.
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1943
LONDON GOVERNMENT ACT, 1963

Preliminary Notice

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made, hereunder permits the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, regulations, building by-laws and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, covenants, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the City of Westminster) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to, above or under any carriageway, footway or forecourt.

Applicants are also advised to consult the District Surveyor at the earliest possible moment to ascertain whether their proposals will require consents under the London Building Act, the London Building (Construction) By-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

<table>
<thead>
<tr>
<th>Date of application:</th>
<th>2.5.1956</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plans submitted No.</td>
<td>15169 (Four drawing numbers, 104327/4 and 113227)</td>
</tr>
<tr>
<td>Development:</td>
<td>The erection of pent shafts, relay room, leading bay and auxiliary works, all in connection with the construction of the Victoria Underground Line at Nos. 5, 6 and 7 Dover Street, W.1.</td>
</tr>
</tbody>
</table>

Further Information:

In accordance with the Board's undertaking, the City Council would wish to see the erection of the remainder of the building commenced not later than the Spring of 1969.

Yours faithfully,

(Hand.) F. G. WEST

City Architect and Planning Officer
Director of Architecture and Planning

The Estate and Rating Surveyor,
London Transport Board,
160 Guillemard Court,
Baker Street, W.1.
Conditions (Contd.)

(2) No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reasons for the Imposition of Conditions

1. In order that the Council may be satisfied as to the details of the proposal.

2. To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.

Further Information

In connection with the need to comply with the London Building Acts, 1930-39 and the by-laws in force thereunder, particular attention is drawn to the provisions of Sections 21 and 22 of the London Building Acts (Amendment) Act, 1939.

Yours faithfully,

[Signature]

[Architect to the Council duly authorised by the Council to sign this document.]

2.
London County Council
ARCHITECT'S DEPARTMENT
TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19(4).

REGISTER OF APPLICATIONS

Permit Nos. 1497 and 4063

as an Outline Application

Date of Council's decision

18 MAR 1963


Particulars of any direction under the above-mentioned Acts and Orders in respect of this application:

None issued.

Council's decision:* Permission granted on an outline application for the development referred to in the undermentioned schedule, as shown on the plans submitted, subject to the conditions referred to.

SCHEDULE

Date of application:

2 February 1963

Plans submitted:

02887 (Your drawing No. 9705/71)

Development:
The erection of a six-storey building comprising ground floor shop and loading bay, first floor shop and second to fifth floors residential accommodation at Nos. 5, 6 and 7 So or Street, Westminster.

Conditions:

(1) The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the façade, materials proposed, which shall have been approved by the Council before any work on the site is commenced.

Name and address of applicant:

The Surveyor
London Transport Board
150 Chaliern Court
Baker Street
London

Certified that this document contains a true record of a decision of the Council.

Signed: [Signature]

P.T.O.
CITY OF WESTMINSTER

P. G. WEST, P.R.I.B.A., M.T.P.I.
Director of Architecture and Planning

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
64 VICTORIA STREET,
LONDON SW1E 6QF.

Dear Sir,

25 SEP 1973

TOWN AND COUNTRY PLANNING ACT, 1971
LONDON GOVERNMENT ACT, 1995.

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the undersigned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of application: 25.5.73 Completed 20.7.73

Certified True Records of Council's Decision of 9/7/73

Plans submitted No.: 18550 (No. drawings submitted)

Development: Use of ground and first floors of 5,6 & 7 Dover Street as offices.

Reasons for refusal:

(i) The proposed office use is contrary to the Council's policy as expressed in Section 5(iv) of the Written Statement to the Initial Development Plan, which is to restrain the further growth of offices in Central London.

(ii) The proposal is contrary to the Council's Policy as expressed in Sections 19 and 21 (vi) of the Written Statement to the Initial Development Plan which is to reduce congestion, restrict increase in employment and maintain the character and functions of the "West End" zone.

Yours faithfully,

Guinness Burton Construction
43 Conduit Street
W1R ONL.

(Sgd.) P.G. WEST

Director of Architecture & Planning

P.T.O.
London County Council

ARCHITECTS' DEPARTMENT

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (6)

REFUSAL OF PERMISSION TO DEVELOP

CASE NO. 12178/1937
REGISTER OF APPLICATIONS

Date of Council's decision:
29 Oct 1937


Particulars of any direction under the above-named Act and Order None issued.

Council's decision: Permission refused for the development referred to in the undenominational schedule as shown on the plans submitted.

SCHEDULE

Date of application: 17 August 1939

Plans submitted: 1178

Development: The use as offices of the existing residential accommodation at nos. 5, 6 and 7 Dover Street, Westminister.

Reasons for refusal:
1. The proposed change of use is contrary to the policy of the Council's Development Plan as expressed in Section 13(7) of the Town and Country Planning Act, 1947, and Section 14 of the Town and Country Planning (General Development) Order, 1930, and Section 10 of the Town and Country Planning (General Development) Order, 1938. In general, the County Planning (temporary or permanent) will not, except in very special circumstances, be given for a change from residential use of any residential building, which can still be used, with or without adaptation, for residential purposes of any kind.

The Council considers that in very special circumstances exist in this case which warrant a departure from this policy and that the premises are suitable for continued residential use.

Name and address of applicant:

Ricardo, Healy and Butler
39 St. George Street
London

Certified for the record this 29th day of October 1937 to show a true record of a decision of the Council.

Signed: [Signature]

[Stamp]
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963
Permission for Development. (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undersigned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save as far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed statement of Applicant's Rights and General Information. (Endorse on Part II of this Notice under reference TP 64/74)

SCHEDULE

Date of application: 17th November, 1972.
Plans submitted No. 37628. (See Fig. nos. 7105/68, 75, 80, 98.

Development: The erection of a new building on the site of Nos. 5, 6 and 7, Dover Street, W.1 to comprise ground floor loading bay and showrooms, first floor showrooms, second to fifth floor residential and incorporating a shaft to Victoria Underground line.

Conditions: 1. No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.
2. The development hereby permitted must be begun not later than 5 years from the date of this permission.

REASONS: 1. To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
2. As required by Section 65(2) of the Town and Country Planning Act, 1963.

FURTHER INFORMATION: All surface water falling on the canopy to be drained within the curtilage of the site and not on to or over the public highway.

Yours Faithfully,
(Sgd.) F. G. WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

Paul Manoussi and Associates,
3, Bloomsbury Place,
W.C.1.
STATUTORY REGISTER COPY

CITY OF WESTMINSTER

TOWN AND COUNTRY PLANNING ACT, 1963
CONTROL OF OFFICE AND INDUSTRIAL DEVELOPMENT ACT, 1965

Section 7 (3) of the Control of Office and Industrial Development Act, 1965, provides that this planning permission is deemed to include the following condition:

"The use of the building, whether as originally erected or as subsequently extended or altered, shall be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate office floor space which exceeds 5,000 square feet."

This condition does not dispense with the necessity for complying with Part III of the Town and Country Planning Act and obtaining planning permission for any development, either building, engineering or other operations or material change of use, not being development permitted by the provisions of the Town and Country Planning General Development Order, 1963.
CITY OF WESTMINSTER

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
94 VICTORIA STREET,
LONDON SW1W 0XQ.

- 4 AUG 1972

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1971
LONDON GOVERNMENT ACT, 1963

Refusal of permission to develop
COUNCIL'S DECISION OF

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the undesignated Schedule to shows on the plans submitted.

Your attention is drawn to the Statement of Applicant's Reasons endorsed hereon.

SCHEDULE

Date of application: 12 January 1972 (and letter dated 19 July 1972)

Plans submitted No.: 30/2/69 (Four drawings Nos. 2679, plans, elevations, survey and comparisons)

Development: Erection of a basement, ground and five storey building at 8 and 9 Dover Street W1 for use as shops, offices, showrooms/gallery and residential accommodation.

Reasons for refusal: 1) The proposal is undesirable in that it would result in a plot ratio in excess of that now for the area, and give rise to a worsening of the daylighting conditions across the rear boundary of the site.

2) The design proposed for this building is unacceptable in that the building would tend to dominate the street scene of which it is a part and would not sensitively relate with the existing buildings which form part of the Mayfair Conservation Area.

Yours faithfully,

[Signature]

Messrs John Spratley and Partners
8 Upper Brook Street
London W1

(Sgd.) F. G. WEST
Director of Architecture & Planning
P.T.O.
CITY OF WESTMINSTER

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
64 VICTORIA STREET
LONDON SW1E 6OF

Your Ref. 23/16/327/6/1/3.1

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1971

Refusal of permission to develop.

Notice is hereby given that the City Council, in pursuance of its powers under the above Act and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the under-mentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed below.

SCHEDULE

Date of application: 16 September 1973

Plans submitted No.: 2135 (Your drawings 3679/101B & 1000)

Development: Redevelopment of 8/9 Dover Street to provide a building on basement, ground and three upper floors containing shop, office and residential accommodation.

Reasons for refusal:

1. The proposed building is unsympathetic with the character and style of adjoining buildings and the area as a whole and would not provide for an adequate and sensitive replacement of the existing buildings which make a significant contribution to the townscape quality of this part of the Mayfair Conservation Area.

2. The proposed use would be contrary to the Council's policy as expressed in Section 51(iv) of the Written Statement to the Initial Development Plan which is to restrain the further development of offices in the centre of London.

3. The development is contrary to the provisions of the Initial Development Plan which reserves the area in which the site is situated for office purposes, wherein in accordance with Section 19 of the Written Statement to the Initial Development Plan any increase in office accommodation will only be permitted if the City Council is satisfied that such use is appropriate in view of its policy to reduce congestion and restrict increases in employment in this area and to retain its character and functions.

Yours faithfully,

[Signature]

John Spratley & Partners
8 Upper Brook Street
K17 IPA

[Signature]

Director of Architecture & Planning
A.F.O.
DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
VICTORIA STREET, S.W.1.

TOWN AND COUNTRY PLANNING ACT, 1961
LONDON COUNCIL ACT, 1963

Permission for Development

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the under-mentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area or modifying or affecting any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the City of Westminster) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to, above or under any sewerage, footway or forecourt.

Applicants are also advised to consult the District Surveyor at the earliest possible moment to ascertain whether their proposals will require consents under the London Buildings Acts, the London Building (Constructional) By-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

Date of application: 2.5.1968

Plan submitted No. 15469 (Your drawing numbers, 104599/1 and 1130089)

Development: The erection of vent shafts, relay room, loading bay and ancillary works, all in connection with the construction of the Victoria Underground Line at Nos. 5, 6 and 7 Dover Street, W.1.

Further Information:

In accordance with the Board's undertaking, the City Council would wish to see the erection of the remainder of the building commenced not later than the Spring of 1969.

Yours faithfully,

F. G. WEST
Director of Architecture & Planning

The Estate & Rating Surveyor,
London Transport Board,
160 Chiltern Court,
Easter Street, W.1.
Dear Sirs,

Town and Country Planning Act, 1967
Town and Country Planning (General Development) Order, 1959
No. 99/49, Dover Street, Westminster

With reference to the plans submitted with your letter dated 9th November, 1959, I am directed to inform you that the Council has decided to approve such plans (Ref. No. 16910, your Ref. No. 1169/3/6) and is showing a revised elevational treatment of the building in course of erection at Nos. 99-49, Dover Street and No. 25, Grafton Street, Westminster.

Yours faithfully,

(Signed) J. L. Martin

Architect to the Council

Messrs. John King and White,
169, Brighton Road,
Coulsdon, Surrey.
Dear Sir,

Town and Country Planning Act, 1949
Town and Country Plan: Local Development Order,

Co/Co, Lower Street and 18, Grafton Street, Westminster

With reference to your application dated 10th May, 1954, I am directed to inform you that the Council have decided to approve variations from the Council’s permission notified by letter dated 10th May, 1951, and the approved plan No. 29 referred to therein for erection of a building comprising basement, ground and five upper floors on the site of Nos. 20 and 21, Lower Street and No. 23, Grafton Street, Westminster, for use as an showroom and offices as at Grafton Street, Westminster, for the new showroom and offices so as in the area of the fifth floor storey and (c) alterations in the design of the front elevation as shown on plan No. 4, 1954 (your plan No. 4), subject to the submission of, and the Council’s plans No. 4, enclosed drawings to a scale of not less than 1:200, to one inch showing the elevational treatment and details of the materials to be used therein, together with the conditions imposed to ensure that details of the proposed building will be satisfactory to the Council in relation to adjoining development.

Your attention is invited to the provisions of the London Building Code, 1950, particularly to Sections 10 and 101 of the 1950 Act.

Yours faithfully,

J. L. Martin

(St. John) L. Martin

Architect to the Council.
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1971
LONDON GOVERNMENT ACT, 1963

Permitted for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.P. 62/7).

SCHEDULE

Date of application: 31.7.73

Plans submitted No. 20341 (Applicant's drawing No.1387/2)

Development: Alterations to windows and door of front elevation of 26/28, Dover Street, W1 as shown on the submitted drawings.

Conditions:

1. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Reasons:

1. As required by Section 41(1) of the Town and Country Planning Act 1971.

Yours faithfully,

(Sgd.) P. G. WESI
Director of Architecture and Planning

CERTIFIED TRUE COPY OF
COUNCIL DECISION OF 13/10/73

Ronald Gee Associates,
26/28, Bedford Street,
WC2 REST.

(01/09)
TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)

REGISTER OF APPLICATIONS

Date of application: 9th November 1956.

9th November 1956.

Date of application: 19530 (year No. 1129/1, 6a and 12).

Reference No. 3A/27/1129

Date of Council's decision: 5th January 1956

Plants submitted: No plans submitted.

Development: Street

The use of the ground floor of Nos. 28/29, an offices.

Certified that this document contains a true record of the decision of the Council.

Name and address of applicant:

Havens, John King & White,

169, Brighton Road,

Coulston, Surrey.

Signed: [Signature]

Partricles of any Ministry decision on appeal under Section 16.

Date: [Date]

Effect: [Effect]

[Face folio]
London County Council
ARCHITECT'S DEPARTMENT

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (9)


Particulars of any direction under the above-named Act and Order: N/A.

Council's decision: Permission refused for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 3rd March, 1954.

Plans submitted:

Development: The provision of a back addition to premises at No. 29/30, Dover Street, and 25, Old Bond Street, W1.

Reason for refusal: The plans previously approved satisfied the Council's planning standards, but the proposed addition would constitute an infringement in regard to: i.e., not being conducive to giving unsatisfactory daylighting conditions on the access of the rear.

Name and address of applicant:

[Signature]
[Address]

Certified that this document constitutes a true record of a decision of the Council.

[Signature]
[Date]

Particulars of any Ministry decision on appeal under Section 16:

[Effect] (see folio)
Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1947

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, hereby permit the development referred to in the undersigned schedule subject to the conditions set out therein and in accordance with the plans submitted.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights enclosed herewith.

The permission is given subject also to due compliance with any Local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or as being a consent by the Council thereto.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants applying to the land or the rights of any person entitled to the benefits thereof.

SCHEDULE

Date of application: 21st March, 1951.

Plan submitted No. 67. Your No. 1.

Development: The erection of a building comprising basement, ground and five floors at Nos. 29-39, Dover Street, and 11-15, Cremorne Street, Westminster, for use as business and offices.

Conditions: The submission to and approval by the Council prior to the commencement of any building work, showing the elevations to Dover Street revised to be in keeping with the character of adjoining buildings, and selecting the facing materials to be used.

Messrs. T. P.R., and E. Braddock,
Orchard House,
Great Smith Street,
Westminster, S.W.1.
London County Council
ARCHITECT'S DEPARTMENT

REGISTER OF APPLICATIONS

24 NOV 1953

Date of Council's decision
17th Nov. 1953.

Particulars of an application under the Town and Country Planning Act, 1947, and the
Town and Country Planning (General Development) Order, 1950.

Particulars of any direction under the above-named Act and Order: None issued.

*Council's decision. Permission granted for the development referred to in the
undermentioned schedule as shown on the plans submitted, subject to the conditions
referred to.

SCHEDULE

Date of application: 13th October, 1953.

Plan submitted: 11766 (Your No. B.S.B.4/2)

Development:
The erection of an office building comprising basement, ground and five upper floors at No. 50-60,
Bouver Street, Westminster, with access room on the ground floor and ancillary storage in the basement,
and see the use of blue slates or copper on the roof, red facing bricks and Empire reconstructed Portland
Stone dressings.

Conditions:
A sign of adequate dimensions reading: "NO
REPRODUCTION INTO PRINT" being exhibited in a prominent
position adjacent to the opening next the car park
as to be clearly visible to drivers of vehicles
approaching the opening from within the site.

P.V.O.

Name and address of applicant:
Arthur S. Ash, Esq., P.N.I.A.A.,
60, Great Cumberland Place, W.1.

Certified that this document contains
a true record of a decision of the
Council.

Particulars of any Ministry decision on appeal under Section 16...
The above condition has been imposed to ensure minimum of interference with the flow of traffic in the adjacent streets.
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1963-68
LONDON GOVERNMENT ACT, 1963

Permitted for Development (Conditional)

Notice hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permit the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.P. 687/9).

SCHEDULE

Date of application: 20/11/71.

Plan submitted No.35/51 (as amended by letter dated 10/11/71 - your drawings numbered 969/4, 30, 36, 41).

Development: Proposed 3rd floor for use as offices, use of basement and ground floor in accordance, the erection of a fire escape on the roof, an increase in the height of the rear part of the third floor and alterations to the rear elevation at No. 29, Dover Street, W.1, all as shown on the submitted drawings.

Conditions:
1. All new external finishes shall be carried out in materials to match the existing frontage.
2. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Peculiar:
1. To ensure that the Council may be satisfied as to the external appearance of the building,
2. Is required by Section 61(2) of the Town and Country Planning Act 1966.

Yours faithfully,

(Sgd.) F. G. WEST
DEPUTY CHIEF ARCHITECT AND PLANNING.

Thomas Scrubers Esq., Z.I, R.B.A.,
15, Devonshire Rd.,
Leicester.
R.G.
Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1971
LONDON GOVERNMENT ACT, 1963
25 DOVER STREET W1.

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, approved the drawings Regt. No. 19336 submitted with your letter dated 12 April 1973 for the replacement of the first-floor ornamental balcony railings on the above building.

Yours Faithfully,

(Sgd.) P. G. West

DIRECTOR OF ARCHITECTURE AND PLANNING

Messrs Compass Securities Ltd
4 Hill Street
London W1.

Child Architect: A. Selman, Dip Arch RIBA
Child Planning Officer: J. M. Hard, RIBA, FRPS
CITY OF WESTMINSTER

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
54 VICTORIA STREET,
LONDON SW1E 6NP.

- 6 NOV 1972

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1968
LONDON GOVERNMENT ACT, 1965

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under
the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses
permission to develop the plans referred to in the attached Schedule as shown on the
plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed herein.

SCHEDULE

Date of application: 25 September 1972


Development: Change of use of ground floor and first part of basement
of 21 Bever Street from showrooms and ancillary offices to
offices.

Reasons for refusal:

1) The proposal is contrary to the City Council's office policy as expressed
in Section 5 (iv) of the Development Plan which is to restrict the further growth of offices in the Central Area, and
the development does not result in any planning advantage which would justify
a departure from this policy.

2) The development is contrary to the Initial Development Plan which reserves
the area in which the site is situated for West End purposes wherein in
accordance with Section 19 of the Statement to the Plan offices will only be
permitted if the Council is satisfied that such are appropriate in view of the
policy to reduce congestion and restrict increases in employment in this zone
and to retain its character and functions.

Yours faithfully,

[Signature]

F. G. WEST
Director of Architecture & Planning

M. Carter Jones
32 St James's Street
London SW1
City of Westminster
DEPARTMENT OF ARCHITECTURE AND PLANNING

TOWN AND COUNTRY PLANNING ACT, 1962,
SECTION 19 (4)

REFUSAL OF PERMISSION TO DEVELOP

Date of City Council's decision
22/11/67

Particulars of an application under the Town and Country Planning Act, 1962, and Orders made thereunder.

Particulars of any direction under the above-named Act and Order:

City Council's decision: Permission refused for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 3rd October, 1967

Plans submitted No.: 1126 (four sheets and one schedule)

Development: The use of the ground floor on the 4th floor at No. 11/12, Great Portland Street, W.1 as offices.

Reasons for refusal: 1. The proposal is contrary to the Council's office policy expressed in Section 5 (4) of the Statement in the Initial Development Plan which seeks to restrain further office development particularly in the Central area. 2. The development is contrary to the Initial Development Plan which reserves the area in which the site is situated for "open and uses wherein in accordance with Section 19 of the Statement, offices will only be permitted if the Council is satisfied that such are appropriate in view of its policy to reduce congestion and restrict increase in employment in this zone and to retain its character and functions.

Name and address of applicant


Certified that the document contains a true record of a decision of the Council.
Signed:

12/11/67
Dear Sirs,


With reference to your application dated 21st January, 1966,
I have to inform you that the City Council, in pursuance of its powers under Section 43 of the Town and Country Planning Act, 1962, hereby determine that the use of the two floors of Nos. 11-12 Dover Street, W.1, as service rooms with ancillary showroom and offices does not constitute development and that no application for permission in respect thereof is not required.

Yours faithfully,

(Sgd.) F. GAYEST.

City Architect & Planning Officer.
Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1968-1971
LONDON GOVERNMENT ACT, 1963

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the aforementioned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of application: 5 January 1973

Plans submitted No.: 15248 (Your drawing No. 429/2)

Development: Use of the third and part of the 4th floor of 11/12 Dover Street W1 as a design studio.

Reasons for refusal:
1. The proposal would result in the loss of workroom accommodation in an area where the Council seeks to preserve such uses in order to maintain the character and function of the area.
2. The proposal is contrary to the Council's policy as expressed in Section 5(iv) of the Written Statement to the Initial Development Plan which seeks to restrict the further growth of offices in the Central Area.
3. The proposal is contrary to the Initial Development Plan in which the area is zoned for trade and purposes wherein, in accordance with Section 29 of the Statement to the Plan, offices will only be permitted if the Council is satisfied that such are appropriate in view of its policy to reduce congestion and restrict increases in employment in this zone and to retain its character and functions.

Yours faithfully,

[Signature]

Director of Architecture & Planning

P.G.
CITY OF WESTMINSTER

F. G. WEST, P.R.I.B.A., M.T.P.I.,
Director of Architecture and Planning

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
64 VICTORIA STREET,
LONDON SW1E 6SQ.

26 May 1972

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1972
LONDON GOVERNMENT ACT, 1963.

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Ordinances and Regulations made thereunder, refuses to permit the development referred to in the Schedule as shown on the plan submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereto.

SCHEDULE

Date of application: 9 May 1972

Plan submitted No.:

Development: The use of the first, second, third and fourth floors at 31/32 Dover Street W1 as offices.

Reasons for refusal:

1. The proposal is contrary to the Council's office policy wherein it would result in the formation of additional general office floor space without resulting in any planning advantage.

2. The development is contrary to the Initial Development Plan which reserves the area in which the site is situated for "West End" purposes wherein in accordance with Section 19 of the Statement to the Plan offices will only be permitted if the Council is satisfied that such are appropriate in view of its policy to reduce congestion and restrict increases in employment in this zone and to retain its character and functions.

3. The proposal would result in the loss of valuable accommodation in an area where the Council seeks to preserve such use in order to maintain the character and functions of the area.

Yours faithfully,

Town Investments Ltd
Brook House
113 Park Lane
W1Y 4AI.

(Fgd.) F. G. WEST
Director of Architecture & Planning
P.T.O.
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1971
Permission for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Act and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorse on Part II of this notice under reference T.P. 8a/6).

SCHEDULE

Date of application: 19 December 1975
Plans submitted No. 34164, (220/7/23/12/7/9 and Q6341, Q6441 and Q6344)

Development: The restoration of the existing building facade, the erection of a six-storey rear extension and the rebuilding of the existing fifth floor at 27 Dover Street, St James', the building to be used as offices on the basement, ground, first, second, third and fourth floors and residential on the fifth floor.

Conditions: 1. The facing materials to be used on the building shall not be otherwise than those as shall have been approved by the Council before any work on the site is commenced.
2. The residential accommodation provided on the fifth floor shall in no way be used as auxiliary accommodation to the office use on the lower floors.
3. The residential accommodation hereby approved shall be provided and ready for occupation before the new office space hereby created is occupied.
4. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Nora G. Lloyd & Adams
5 Pincherling Place
St James's Street
London SW1

Yours faithfully,

[Signature]

Director of Architecture and Planning
A/79/2563

Reasons:

1. To ensure that the Council may be satisfied as to the external appearance of the building.

2. In order that the residential accommodation is retained in accordance with Section 17 of the Written Statement to the Initial Development Plan.

3. To ensure that the proposal is implemented in accordance with the terms of the application and to accord to the City Council's residential policy.

4. As required by Section 4(1) of the Town and Country Planning Act 1971.
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962-83
LONDON GOVERNMENT ACT, 1963
Permission for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this Notice under reference T.P. 6(b)).

SCHEDULE

Date of application: 22nd June 1971

Plans submitted No.

Development: The use of the basement at No.10 Dover St., W.1, as a photographic studio and darkroom.

Conditions:

1. The basement shall be used only for photographic studio and darkroom and for no other purpose (including any other purpose within Class III or IV of the Schedule of the Town and Country Planning (Use Classes) Order 1963).

2. The development hereby permitted must be begun not later than 2 years from the date of this permission.

Reasons: 1. To ensure that the future occupation of the building shall be in accordance with the Council's industrial policy as set out in the Statement of the Initial Development Plan.

2. As required by Section 65(2) of the Town and Country Planning Act 1966.

Yours faithfully,

F. H. W. W.
4. The proposals are contrary to the Initial Development Plan in that they would involve a plot ratio in excess of that sound for the area and would result in overdevelopment of the site.
CITY OF WESTMINSTER
DEPARTMENT OF ARCHITECTURE AND PLANNING
TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19 (4)
REGISTER OF APPLICATIONS
PERMISSION FOR DEVELOPMENT

Date of City Council's decision: 9th November 1968

Particulars of an application under the Town and Country Planning Act, 1962, and Orders made thereunder.

Particulars of any direction under the above-named Act and Order:

City Council's Decision. Permission granted for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 15th November 1968
Plans submitted No.: 10226 (Four drawing No. 101, revised 14.11.68)
Development: Installation of a new shop front at No. 10 Dover Street, W.1.

Name and address of applicant:
A.P. Gibson, Esq.,
14 Sussex Mansions,

Certified that this document contains a true copy of a decision of the Council.
Signed: [Signature]
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963.

Permission for Development

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, regulations, building by-laws and general statutory provisions in force in the area or modifying or affecting any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the City of Westminster) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to be above or under any carriageway, footway or forecourt.

Applicants are also advised to consult the District Surveyor as early as possible to ascertain whether their proposals will require consent under the London Building Acts, the London Building (Constructional) by-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

Date of application: 10th September 1966

Plans submitted No:

Development: Use of the basement and ground floor at No. 10 Dover Street, W.1., as a licensed betting office.

CERTIFIED TRUE RECORD OF COUNCIL'S DECISION

Yours faithfully,

[Signature]
Assistant Director of Architecture and Planning

Honors, Hanley & Ruber,
29 St. George Street,
Hanover Square,
CITY OF WESTMINSTER
DEPARTMENT OF ARCHITECTURE AND PLANNING

TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19 (4)

REGISTER OF APPLICATIONS
PERMISSION FOR DEVELOPMENT

Date of City Council's decision
23rd October, 1963

Particulars of an application under the Town and Country Planning Act, 1962, and Orders made thereunder:

Particulars of any direction under the above-named Act and Order:

City Council's Decision: Permission granted for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 16th September, 1962
Plan submitted No.: 27281 (Scale drawing No. 101)
Development: Installation of a new shop front at 10 Dover Street, W.1.

Signed

Name and address of applicant
A.E. Gibson Esq.,
14, Stanhope Mansions,
Old Brompton Road,

Certified that this documentcontains
a true record of a decision of the
Council.

Signed.
Dear Sirs,

TOWN AND COUNTRY PLANNING ACTS, 1962 and 1963

Permission for Development

The City Council, in pursuance of functions under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963 delegated by and exercised on behalf of the London County Council, hereby permits the development referred to in the under-mentioned Schedule in accordance with the plans submitted.

This permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any Byelaws, Orders or Regulations made thereunder, and nothing herein shall be regarded as disputing with complaints therewith or deemed to be an approval, consent, permission or licence thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1960 to 1969 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address is 25, Cockspur Street, S.W.1.

I would also remind you that the Council's permission does not modify or affect any power or condition, consent, consentee, etc., applying to or affecting the land or the rights of any person entitled to the benefits thereof.

SCHEDULE

Date of application: 22nd November, 1964.

Plan submitted No. 412/1205

Development: Construction of a new wood and copper fascia at ground floor level at 14, Dover Street, Westminster, as shown on the plans submitted.

I have to inform you that the City Council should be consulted under the Town and Country Planning (Control of advertisements) Regulations, 1960, regarding the display of any advertisements at the premises.

Yours faithfully,

(Sgd.) A.G. DAVIES,

(Town Clerk)

---

G. Bridgey, Esq.,
"Alfonso's",
14, Dover Street,
W.1.

City of Westminster

A. G. Dance, B.A., A.R.I.B.I.
Town Clerk.

P.O. Box No. 141
Westminster City Hall
Charing Cross Road, W.C.1.
27th April, 1950.

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1949

Permission for Development

The City Council, in pursuance of powers under the above mentioned Act and the Town and Country Planning General Development Order, 1930, delegated to and exercised on behalf of the London County Council, hereby permit the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any Byelaws, Orders or Regulations made thereunder, and nothing herein shall be regarded as dispensing with compliance therewith or deemed to be an approval, consent, permission or licence thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the Byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of Appeal, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, agreements, etc., applying to or affecting the land or the rights of any person entitled to the benefit thereof.

SCHEDULE

Date of application: 25th March, 1950.

Plan submitted No.: 127/108 (Your Nos. 1 and 2).

Development: Alterations at the rear of 14, Deter Street, Westminster, as shown on the drawings submitted, to provide additional accommodation at basement and ground floor levels for use in connection with an existing bistro in salon.

Yours faithfully,

(Sgd) A.G. Dance

Town Clerk.

Robert Joffe,
37 Great College Street,
Westminster, S.W.1.

P.S. 22.41 June 14.12.
CITY OF WESTMINSTER

TOWN AND COUNTRY PLANNING ACT, 1990
LONDON GOVERNMENT ACT, 1963

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

CERTIFIED TRUE RECORDS OF
COUNCIL'S DECISION OF 25 SEP 1973

Date of application: 11 June 1973, Revised 17 July 1974

Plans submitted No.: 20000 (Applicant's Nos. BOUG7/11, 12 & 13)

Development: Redevelopment of 76 Dover Street, W1 to provide basement and ground floor showrooms, first, second, third and fourth floor offices and fifth floor flat.

Reasons for refusal: 1. The proposed building would produce an unsatisfactory relationship with its neighbours in terms of its bulk, design and materials proposed and would be a discordant element in this important street, the character of which it is intended to preserve.

2. The proposal is contrary to the Council's policy as expressed in Section 3(4) of the Written Statement to the Initial Development Plan which is to restrain the further development of offices in Central London in such as the development would result in the formation of additional permanent office space without resulting in any planning advantage which would justify a departure from this policy.

3. The proposal would result in the loss of workrooms accommodation in an area where the Council wishes to preserve such uses in order to maintain the character and functions of the West End area.

Yours faithfully,

Masers Richard Ellis and Son
Boundary House
Sealy Street
London EC2N 2ED

(Sgd.) F. G. WEST
Director of Architecture & Planning
TO THE CIVIL SERVICE COMMISSION AND THE INLAND REVENUE nominees.

271

Department of the Environment

Caxton House Tothill Street London SW1 9LE

The Solicitor
Legal Department
Industrial Group Limited
Registrar
BRISTOL
BD2 1FR

Reference
WSA/CS/PR.751

Date
14/11/1974

City of Westminster

5 NOV 1974

DEPARTMENT

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971 — SECTION 36

APPEAL BY THE INLAND REVENUE nominees.

APPLICATION NO. 2/21/7567

1. I am directed by the Secretary of State for the Environment to refer to the above appeal against the decision of the Council of the City of Westminster to refuse planning permission for the redevelopment of 16 Dover Street, W1, to provide basement and ground floor showrooms; first, second; third and fourth floor offices and a fifth floor flat.

2. A written representations were made in support of the appeal and those of the council and other interested parties have been considered. An officer of the Department has visited the premises.

3. The appeal premises lie on the north-east side of Dover Street which runs north-westwards from Piccadilly, about 2 miles south-west of Piccadilly Circus.

4. The appeal premises lie on the north-east side of Dover Street which runs north-westwards from Piccadilly, about 2 miles south-west of Piccadilly Circus.

5. The site has a frontage of about 17 ft and a depth of some 71 ft. The present recessed entrance adjoins No 15; the remainder of the ground floor frontage is occupied by a shop front. Most of the building is now unoccupied. The area around the appeal site is in mixed office, shop, showrooms and residential use.

6. The council’s concern about the visual impact of the proposal in relation to the adjoining buildings on Dover Street, which are said to be in a conservation area, is understandable, and it is considered that the proposed elevational treatment with its strong vertical emphasis, would tend to accentuate the difference in height between the present premises and the immediately adjoining property, No 15. The development would result in a roofline exceeding that of No 15 and an increased projection in front of the building line on some of the upper floors.

7. However, the treatment of the front elevation, with the considerable area of glass proposed, would be in marked contrast with the style of the adjacent properties, and would it is thought result in the distinctly unorthodox look to this part of Dover Street, which the Council regard as a street of some character.

8. It appears that there would be little change in the office content of the proposed building compared with the existing premises, but the proposal would effectively result in the loss of some 700 sq ft of space, formerly used as a workshop. Such a loss, although comparatively small, is thought to be regrettable, as workshops of this kind collectively contribute towards the special character of
...this part of the West End, and the Secretary of State supports the council's policy of retaining, wherever possible, such accommodation. For these reasons the proposal is considered to be open to planning objections. The small planning gain arising from the provision of residential accommodation on the fifth floor is not regarded as sufficient to outweigh these objections. All the other arguments in support of the appeal have also been taken into account but are not thought to justify taking a different view of the main planning issues.

5. Therefore the Secretary of State hereby dismisses the appeal.

I am Sir
Your obedient Servant

J C LIPPARD
[Authorized by the Secretary of State to sign in that behalf]
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962-63
LONDON GOVERNMENT ACT, 1963

Permission for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, has granted the development referred to in the Schedule hereunto, subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.P. 66/9).

SCHEDULE

Date of application: 22nd June 1971

Plans submitted No.

Development: The use of the basement at No. 10 Dover St., W. 1, as a photographic studio and darkroom

Conditions:

1. The basement shall be used only for photographic studio and darkroom and for no other purpose (including any other purpose within Clauses III or IV of the Schedule of the Town and Country Planning (Use Classes) Order 1963).

2. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Reasons: 1. To ensure that the future occupation of the building shall be in accordance with the Council's industrial policy as set out in the Statement of the Initial Development Plan.

2. As required by Section 63(2) of the Town and Country Planning Act 1963.

Yours faithfully,

[Signature]

Director of Architecture and Planning

[Stamp: Registrar of Bright-White Associates Ltd., 25 Dover Street, W. 1]
CITY OF WESTMINSTER
DEPARTMENT OF ARCHITECTURE AND PLANNING

TOWN AND COUNTRY PLANNING ACT, 1958, SECTION 19 (4)
REGISTER OF APPLICATIONS
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

Date of City Council's decision

Particulars of an application under the Town and Country Planning Act, 1958, and
Orders made thereunder.

Particulars of any direction in respect of the application under the aforesaid Act and
Order:

City Council's Decision. Permission granted for the development referred to in the
undermentioned schedule as shown on the plans submitted, subject to the
conditions referred to.

SCHEDULE

Date of application: 1st January, 1958.
Plans submitted No. 13606 (four drawing No. 3/57/A).
Development: The erection of a hoarding in front of the Dover Street entrance to No. 57A, Piccadilly for a limited period.

Conditions: The limited period for the retention of the hoarding shall be until 31st August 1958 on or before the expiration of which period the hoarding shall be removed.

Reason: The hoarding is not of a type that the Council would be prepared to permit except for a temporary period in view of its appearance.

Yours faithfully,

(Signed) F. G. WEST
City Architect and Planning Officer.

Name and address of applicant


Certified that the document comprises a true record of the decision of the Council.
Signed...
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1963-68
LONDON GOVERNMENT ACT, 1963

Permission for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.P. 6a/9).

SCHEDULE

Date of application: 19th October 1969 (completed 27th October 1969)

Plans submitted No. 24348 (Four drawing Nos. 50/69/112a).

Development: Alterations to the front elevation of "The Clarence" P.H.

4, Dover Street, W.I.

Conditions: The development hereby permitted must be begun not later than 5 years from the date of this permission.

Yours faithfully,

[Signature]

Director of Architecture and Planning

CERTIFIED TRUE RECORD OF COUNCIL'S DECISION OF 1969

John V. Sharp Esq., A.M.I.A.A.
Ol Shadbolt House,
London, S.W.24
REGISTER OF APPLICATIONS

Date of Council's decision: 23/1/53.

Particulars of an application under the Town and Country Planning Act, 1947, and the
Town and Country Planning (General Development) Order, 1950.

Particulars of any direction made under the above-mentioned Act and Order: None Issued.

PERMISSIO CHARTED

SCHEDULE

Date of application: 8th December, 1952.
Place submitted: 15734 (Your No. 4560/1952, 4573/1952, 4574/1952)
Development: The rebuilding of the "Clarance" public house, No. 4,
Dover Street, Westminster.

I have to inform you:

(1) That the Restriction of Ribbon Development
(Provision of Means of Entering and Egress to Buildings),
London Order, 1936, is applicable, but that in this
connection the Council does not propose to make any require-
ments under the Order;

(2) That this decision must not be deemed to be an
expression of opinion by the Council in connection with any
application that may be made to the Licensing Justices, or
without prejudice to any action which may be taken by the
Licensing Planning Committee.

Name and address of applicant.

The Secretary,
Chevening & Co., Ltd.,
86, Pencarrow Street,
L.O.3.

Ref. No. 555/1952/8441.

SGD. ROBERT M. MATTHEW

Certified that this document was
a true record of a decision of
Council.

Sgd. K. Wilcoxton.

Particulars of any Ministry decision on appeal under Section 16.
CITY OF WESTMINSTER

Director of Architecture and Planning
TELEPHONE 01-526 8870
EXTENSION 2502
Ref. A/TP/... 2552
Your Ref. 2552

Dear Sir,

25 SEP 1973

TOWN AND COUNTRY PLANNING ACT, 1990
LONDON GOVERNMENT ACT, 1993.

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the undersigned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE


Plans submitted No.: 20020.

(Applicant's Nos. B10/7/11, 12 & 13)

Development: Redevelopment of 14 Dover Street, W1 to provide basement and ground floor showrooms, first, second, third and fourth floor offices and fifth floor flat.

Reasons for refusal: 1. The proposed building would produce an unsatisfactory relationship with its neighbours in terms of its bulk, design and materials proposed and would be a discordant element in this important street, the character of which it is intended to preserve.

2. The proposal is contrary to the Council's policy as expressed in Section 5(v) of the Written Statement to the Initial Development Plan which is to restrain the further development of offices in central London in as such the development would result in the formation of additional permanent office space without resulting in any planning advantage which would justify a departure from this policy.

3. The proposal would result in the loss of workshop accommodation in an area where the Council seeks to preserve such uses in order to maintain the character and functions of the West End area.

Yours faithfully,

Mozars Richard Ellis and Son
Boundary House
Jewry Street
London EC3 2ND

(Sgd.) F. G. WEST
Director of Architecture & Planning
P.T.O.
Under the provisions of section 265 of the Town and Country Planning Act 1971 a person who is aggrieved by the decision given in the accompanying letter may challenge its validity by an application made to the High Court within 6 weeks from the date when the decision is given. (This procedure applies both to decisions of the Secretary of State and to decisions given by an Inspector to whom an appeal has been transferred under paragraph 1(1) of Schedule 9 to the Town and Country Planning Act 1971).

The grounds upon which an application may be made to the Court are:

1. that the decision is not within the powers of the Act (that is, the Secretary of State or Inspector, as the case may be, has exceeded his powers); or

2. that any of the relevant requirements have not been complied with, and the applicant’s interests have been substantially prejudiced by the failure to comply.

"The relevant requirements" are defined in section 265 of the Act: they are the requirements of that Act and the Tribunals and Inquiries Act 1971 or any enactment replaced thereby, and the requirements of any order, regulations or rules made under those acts or under any of the Acts repealed by those Acts. These include the Town and Country Planning (Inquiries Procedure) Rules 1971 (S.I. 1971 No. 119), which relate to the procedure on cases dealt with by the Secretary of State, and the Town and Country Planning appeals (determination by Appointed Persons) (Inquiries Procedure) Rules 1971 (S.I. 1971 No. 120), which relate to the procedure on appeals transferred to Inspectors.

A person who thinks he may have grounds for challenging the decision should seek legal advice before taking any action.
The City Architect & Planning Officer,
City of Westminster,
City Hall,
Victoria Street,
London, S.W.1.

Attention: Mr. Taridis

Dear Sirs,

Reference TP 4847
No. 1, Berkeley Street, W.1.
The Berkeley Hotel, 72 Piccadilly, L-7, Berkeley St.,
L-10 Dover Yard, W.1.

We enclose three copies of our drawings nos. 28/21/171
166 and 123, submitting details for your approval,
in anticipation of receiving an Outline Town Planning
Consent for the above site which will contain a condition
asking for such a submission. We confirm, however, that
the elevational details of the ground and first floor of
the Piccadilly block and of the rear elevation have not
yet been finally agreed.

Yours faithfully,

Chapman, Taylor, Partners

cc. G.H.B. Carter, Esq., MA., FRICS., FAT., Trafalgar House
Developments Ltd.
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1963-68
LONDON GOVERNMENT ACT, 1963

Permission for Development (Conditional)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undersigned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Refer to Part II of this notice under reference T.F. 6(a)).

SCHEDULE

Date of application: 22nd June 1971

Plans submitted No.

Development: The use of the basement at No.10 Dover St., W.1, as a photographic studio and darkroom.

Conditions:

1. The basement shall be used only for photographic studio and darkroom and for no other purpose (including any other purpose within Class III or IV of the Schedule of the Town and Country Planning (Use Classes) Order 1963).

2. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Resolutions: 1. To ensure that the future occupation of the building shall be in accordance with the Council's Industrial policy as set out in the Statement to the Initial Development Plan.

2. As required by Section 65(2) of the Town and Country Planning Act 1963.

Yours faithfully,

[Signature]

Director of Architecture and Planning

[Address]

[Address]

[Address]
In order that the Council may be satisfied that the proposal will be in keeping with the architectural character of the adjoining buildings in the street,


The attention is drawn to the provisions of the

By the architect and the Council's officers before submitting the revised elevation required by the above condition of consent.

The Council's officers have also been advised that the building will be executed in a manner consistent with the architectural character of the adjoining buildings.

Architect to the Council

[Signature]

[Architect's Name]

Attestation:

[Signature]

[Architect's Name]
London County Council
ARCHITECT'S DEPARTMENT

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)
PERMISSION FOR DEVELOPMENT
REGISTER OF APPLICATIONS

REFERENCE No.

AR/TP 79772/Wh
L/SES/HC

Date of Council's decision:
24-11-56

PARTICULARS

S.


Particulars of any direction in respect of the application under the above-mentioned Acts and Order: None issued.

"Council's decision. Permission granted for the development referred to in the undermentioned schedule as shown on the plans submitted.

SCHEDULE

Date of application: 28th September, 1956.
Plans submitted: 11900.
Development:

Alteration at fifth floor level to Brown's Hotel, Dover Street, Westminster.

Name and address of applicant:

J. Hopwood, Esq., A.I.B.E.A.,
Irton House, Limited,
53, Short's Gardens,
W. 1.

Certified that this document contains a true record of a decision of the Council.

Signed:

Particulars of any Ministry decision on appeal under Section 16:

Date Effect

Two folio
CITY OF WESTMINSTER

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963

Permission for Development

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, regulations, building by-laws and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the City of Westminster) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to, above or under any carriage-way, footway or forecourt.

Applicants are also advised to consult the District Surveyor at the earliest possible moment to ascertain whether their proposals will require consents under the London Building Acts, the London Building (Constructional) By-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

Date of application: 16th September, 1960
Plans submitted No. 1751 (Drawings: 1, 2)
Development: Installation of a new shop front at 42 Upper Street, W.C.1

Yours faithfully,

Director of Architecture and Planning
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1971
LONDON GOVERNMENT ACT, 1963

Permission for Development (Conditions)

Notice is hereby given that the City Council, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undenominated Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.F. 6a/p).

SCHEDULE

Date of application: 30 June 1978

Plans submitted No.

Development: Use of the ground floor at no. 10 Dover Street W.1. as a retail shop

Conditions: C 22

Reason: R 16

Taylor Law
Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1954-58
LONDON GOVERNMENT ACT, 1933
Permitted for Development (Conditioned)
Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Ordinances and Regulations made thereunder, permit the development referred to in theUndersigned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information. (Endorsed on Part II of this notice under reference T.P. 6477).

SCHEDULE

Date of application: 22nd June 1977
Plans submitted No.

Development: The use of the basement at No. 10 Dover St., W. 1, as a photographic studio and darkroom

Conditions:

1. The basement shall be used only for photographic studio and darkroom and for no other purpose (including any other purpose within Class III or IV of the Schedule of the Town and Country Planning (Use Classes) Order 1965).

2. The development hereby permitted must be begun not later than 5 years from the date of this permission.

Notice: 1. To ensure that the future occupation of the building shall be in accordance with the Council's industrial policy as set out in the Statement to the Initial Development Plan.

2. As required by Section 69 of the Town and Country Planning Act 1968.

Yours faithfully,

Director of Architecture and Planning

[Signature]
In the event of the loss of the present building the damage will result from exposure to climate and the building shall be constructed with such materials as shall be determined by the contractor.

An application is now made for the use of the building as a photographic studio and dwelling.

The proposed use is considered acceptable and is in the best interest of the public and no objection arises to the proposal subject to the provision of a condition limiting the use to a photographic studio and no other individual use.

Director of Architecture & Planning
CITY OF WESTMINSTER

DEPARTMENT OF
ARCHITECTURE AND PLANNING
WESTMINSTER CITY HALL
VICTORIA STREET, S.W.1

Ref. TH/  
Year Ref.  

DEAR SIR,

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963

PERMISION FOR DEVELOPMENT

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder permits the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any Acts, regulations, building-by-laws and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any person or authorities (including the City of Westminster) entitled to the benefit thereof or having an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to, above or under any carriageway, footway or foreshore.

Applicants are also advised to consult the District Surveyor as to the earliest possible moment to ascertain whether their proposals will require consent under the London Building Act, the London Building (Constructional) By-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

Date of application: 13th September 1968

Plans submitted No.: -

Development: Up of the basement and ground floor at No. 4 Farve Street, S.W.1, as a licensed betting office.

Yours faithfully,

FOOLSTRAW & DILLINGHAM
Director of Architecture and Planning
In 10 Dover Street is a building of basement, ground and three upper floors, sitting on the east side of Dover Street between Piccadilly Street and Piccadilly Circus. The basement and ground floors are at present occupied by a gentleman’s excursions whilst the upper floors are used as offices.

Application is made to change the use from shop to a licensed betting office. An application has been made for a licence and it is understood that the Police Committee are to be recommended to make no objection to one being granted. In view of the zoning, the nature of the area and the uses of the upper floors, there is no objection to the proposal.
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1932
LONDON GOVERNMENT ACT, 1963

Permission for Development

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, propose the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, regulations, building by-laws and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, covenants, etc., applying to or affecting either the land to which this permission relates or any other land or the rights of any persons or authorities (including the City of Westminster) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the City Engineer as to any works proposed to, above or under any carriage way, footway or footway.

Applicants are also advised to consult the District Surveyor as the earliest possible moment to ascertain whether their proposals will require consents under the London Building Acts, the London Building (Constructional) By-laws or other statutes. The District Surveyor will advise as to the submission of any necessary applications.

SCHEDULE

Date of application: 13th September 1968
Plans submitted No.: -

Development: Use of the basement and ground floor at No. 10 Dover Street, W.1, as a licensed betting office.

Yours faithfully,

[Signature]

[Position]

[Stamp]
A/TP 2563
Heavis Green, Lloyd and Adams

Further information (cont)

2. In view of the foregoing reason for refusing permission, the City Council has not considered the following aspects of the proposed development: namely, the proposed balance of uses, plot ratio and daylighting standards and it must not be assumed that these elements of the proposal are acceptable.
Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1960-1971
LONDON GOVERNMENT ACT, 1963.

Refusal of permission to develop

Notice is hereby given that the City Council, in pursuance of its powers under the above-mentioned Acts and Rules, Orders and Regulations made thereunder, refuses to permit the development referred to in the undersigned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights endorsed hereto.

SCHEDULE

Date of application: 15 January 1973

Plans submitted No.: Reg.No.17473 and 17472 (your drawings nos. 10, 24, 25 and 50)

Development: The redevelopment of Nos. 25 and 27 Dover Street W1 by the erection of a basement, ground and five storey building comprising offices, showroom and two residential flats.

Reasons for refusal:
The proposal, if permitted, would result in the demolition of two properties which are important in that they make a significant contribution to the townscape quality of Dover Street, and as a result their loss would be detrimental to the environmental quality of the street.

Further information:
1. You are reminded that Nos. 25 and 27 Dover Street W1 are the subject of a Direction under Section 8 of the Town and Country Planning (Amendment) Act 1972, and may not be demolished without the express consent of the City Council.

CERTIFIED TRUE RECORD OF COUNCIL'S DECISION OF 31/8/73

 Yours faithfully,

[Signature]

Director of Architecture & Planning

P.T.O.
London County Council
ARCHITECT'S DEPARTMENT
The County Hall,
Westminster Bridge, S.E.1

R.P. 54626/6/35/130. Your ref: V60/ESP.
13 MARCH 1950

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1947

Permission for Development.

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

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1959-1963 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants applying to the land or the rights of any person entitled to the benefits thereof.

SCHEDULE

Date of application: 31st January, 1950.

Plans submitted No. 17996.

Development: The use of the first floor at Nos. 17/18, Dover Street, Westminster, as lecture and exhibition room, reading, study club and office for the Institute of Contemporary Arts.

Yours faithfully,

[Signature]

ROBERT H. KAY

Architect to the Council

[Address]