

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £

Cheque/Postal Order/Cash

Receipt No. Issued

Borough Ref. 95/3/G

Application No. 8803756

Date Received. 25-3-88

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE

To be completed by or on behalf of all applicants as far as applicable.

FEE (where applicable)

£ 6600

1. APPLICANT (in block capitals)

Name COLEBROOKE DEVS. LTD

Address 55 COLEBROOKE ROW

LONDON N1 8AF

Tel. No. 359 7121

AGENT (if any) to whom correspondence should be sent

Name POLLARD THOMAS & EDWARDS

Address 55 COLEBROOKE ROW

LONDON N1 8AF

Tel. No. 359 7121 Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates

Site bounded by railway tracks at Western end of LITHOS ROAD, NW3, (Former LEB Depot)

(b) Site area 2.84 acres nett (1.2 ha) 2.97 acres gross (1.22 ha)

hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.

Mixed Development Comprising:

A Residential : 110 units total (16 no houses, 94 no apartments)
B Commercial : 102000ft² gross (9,500m²)

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

NO

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
DEPARTMENT
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(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)

State Yes or No

YES

If "Yes" state gross floor area of proposed building(s).

New BI Units 63000ft²

Additional floor to existing building 9000ft²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

16 houses
94 apartments
(Total 348 h.r.)

(ii) Alterations Yes

(iii) Change of use Yes in part

(iv) Construction of a new access to a highway } vehicular... No
pedestrian No

(v) Alteration of an existing access to a highway } vehicular... No
pedestrian No

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

See schedule of accommodation
hectares/m².

* Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

- State whether this application is for
- (i) Outline planning permission ☐ No ☒ Yes
- (ii) Full planning permission ☐ Yes ☒ No
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. ☐ No ☒ Yes
- (iv) Consideration under Section 72 only (Industry) ☐ No ☒ Yes

If Yes strike out any of the following which are not to be determined at this stage.

- | | |
|---------------|-----------------------|
| 1 siting | 4 external appearance |
| 2 design | 5 means of access |
| 3 landscaping | |

If Yes state the date and number of previous permission and identify the particular condition

Date Number

The condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:—

- (i) Present use of building(s)/land London Electricity Board Substation (Part of Building)
- (ii) If vacant the last previous use and period of use with relevant dates. Offices & Workshops associated with LEB, vacated-circa 1984

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application

Drwg nos 948/TP101 - 110 inclusive

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development Yes in ☐ part ☐ If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals ☐ No ☒ If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees ☐ No ☒ If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? LA Main Drains
- (ii) How will foul sewage be dealt with? Ditto
- (e) Materials— Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls.....Brick.....(Stocks).....
- (ii) Roof.....Slate.....(Grey).....
- (iii) Means of enclosure Brick (Stocks)

I/We hereby apply for (strike out whichever is inapplicable)

- OR
- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
- (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed Michael J. Thomas on behalf of POLLARD, THOMAS & EDWARDS Date 21.3.1988

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

CERTIFICATE A

Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:—

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
3. *I have given the requisite notice to every person other than *myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—

Name and Address of Tenant.....

*strike out whichever is inapplicable

Date of Service of Notice.....

Signed..... on behalf of..... Date.....

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED CERTIFICATE A ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM.

For definition of 'owner' see General Notes.

PART TWO

TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

1. I have/~~the applicant has~~* given the requisite notice to all persons who, 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:

Name of owner 1. L.E.B. TEMPLATE HOUSE, 81-87 HIGH HOLBORN W.C.1 Date of service of notice 21.3.88
2. L.B. CAMDEN TOWN HALL EUSTON ROAD NW1 2RU. 21.3.88

*2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~

3. ~~I have/~~the applicant has~~ given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant

Date of Service of Notice

Signed [Signature] on behalf of Pollard Thomas & Edwards 21.3.1988

† see note (a) to
Certificate A

*strike out
whichever is
inapplicable

CERTIFICATE C

I hereby certify that:

1. (i) I am/~~the applicant is~~* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27 (1) of the Act, in respect of the accompanying application dated

(ii) I have/~~the applicant has~~* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of owner Address Date of service of notice

(iii) I have/~~the applicant has~~* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names* and addresses of the other owners of the land or part thereof and have/has* been unable to do so:

(a)
.....

(iv) Notice of application as set out below has been published in the (b)
on (c)

Copy of notice as published.

*2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~

3. ~~I have/~~the applicant has~~ given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

*strike out
whichever is
inapplicable

(a) Insert description
of steps taken.

(b) Insert name of
local newspaper cir-
culating in the lo-
cality in which the
land is situated.

(c) Insert date of
publication (which
must not be earlier
than 20 days before
the application).

† see note (a) to
Certificate A

CERTIFICATE D

I hereby certify that:

1. (i) I am/~~the applicant is~~* unable to issue a certificate in accordance with Section 27 (1) (a) of the Act in respect of the accompanying application dated and have/has* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has* been unable to do so:

(a)
.....

(ii) Notice of application as set out below has been published in the (b)
on (c)

Copy of notice as published.

*2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~

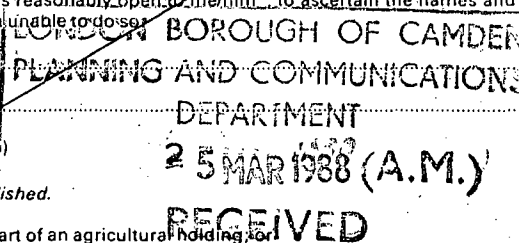
3. ~~I have/~~the applicant has~~ given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

*strike out
whichever is
inapplicable



1. If you are NOT the sole owner of all the land to which the application relates, you should take one of the following three courses:

(a) If you know the names and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in Notice No. 1 below and complete certificate B overleaf.

(b) If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should give the notice in the form shown in Notice No. 1 below to those whose names and addresses you know, and also give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. The newspaper notice should be published not earlier than twenty days before the date of the application. You should then complete certificate C overleaf.

(c) If you do not know the names and addresses of any of the owners of the land to which the application relates, you should give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. This notice should be published not earlier than twenty days before the date of the application. You should then complete certificate D overleaf.

2. If the application does not relate to land any part of which is an agricultural holding, paragraph 2 of the certificate may be ignored. Should this not be so, notice has to be given to the tenant(s) of the holding(s) in the form shown in Notice No. 1 below and paragraph 3 should be completed and 2 struck out.

3. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

NOTICE No. 1

TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at (a)

(a) Insert address or location of proposed development.

(b) Insert the name of the Authority to which application is being made.

(c) Insert name of applicant.

(d) Insert description and address or location of proposed development.

(e) Insert the name and address of the officer given in the introductory note of T.P.1

TAKE NOTICE that application is being made to the (b) Council by (c)
for planning permission to (d)

If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the (e)

Signed

on behalf of

Date

NOTICE No. 2

TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at (a)

Notice is hereby given that application is being made to the (b) Council by (c)
for planning permission to (d)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so by writing within 20 days of the date of publication of this notice to the (e)

Signed

on behalf of

Date

PART THREE SHOULD BE COMPLETED BY ALL APPLICANTS EXCEPT THOSE APPLYING FOR RESIDENTIAL DEVELOPMENT, CAR PARKING, ALTERATIONS TO FACADES, ENGINEERING WORKS, CHANGES OF USE UNDER 50m², AND THOSE COMPLETING PART FOUR (THE WINNING AND WORKING OF MINERALS)

PART THREE

ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATIONS FOR NON-RESIDENTIAL DEVELOPMENT

THOSE QUESTIONS RELEVANT TO THE PROPOSED DEVELOPMENT TO BE ANSWERED

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

Not known
But all as defined by Class BI Town and Country Planning (Use Classes) Order 1987

- If the proposal forms a stage of a larger scheme for which planning permission is not at present sought; please give what information you can about the ultimate development. (See note overleaf)

NA

3. Is the proposal related to an existing use in Greater London?

State
Yes or No

NO

If so, please explain the relationship.

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DEPARTMENT
25 MAR 1988 (A.M.)
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4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

State
Yes or No

NO

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

- 5.
- (a) What is the total floor space of all the non-res. buildings to which the application relates? (BI)
- (b) What is the amount of industrial floor space included in the above figure?
- (c) What is the amount of office floor space?
- (d) What is the amount of floor space for retail trading?
- (e) What is the amount of floor space for storage?
- (f) What is the amount of floor space for warehousing?
- (g) Please specify { None other than residential
any other uses {

Existing floorspace to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
Approx 2900 m ²	3335 * m ²	6680 m ²
m ²	3335 m ²	6680 m ²
m ²	m ²	m ²
m ²	m ²	m ²
2900 m ²	m ²	m ²
m ²	m ²	m ²
m ²	m ²	m ²
m ²	m ²	m ²

*excludes LEB substation to remain in use

6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?
- (ii) If you have existing premises on the site, how many of the employees will be new staff?
- (iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.

	(a) Office		(b) Industrial		(c) Other staff	
	M	F	M	F	M	F
(i)	Not yet known					
(ii)	N/A					
(iii)	N/A					

7. In the case of industrial development is the application accompanied by an industrial development certificate?

State
Yes or No

N/A

If NO state why a certificate is not required.

8. What provisions have been made for the parking, loading and unloading within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.)

67 no parking spaces allocated for non-residential use (situated at Western end car park)
Limited loading areas available to front of each unit (see drwg no 948/TP102 + 104)

9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work.)

Estimates available from Colin Buchanan & Partners

10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

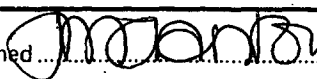
No effluents
Refuse collection by L.A.

11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants?

State
Yes or No

No

If YES state materials and approximate quantities.

Signed  on behalf of Pollard Thomas & Edwards Date 21.3.1988

NOTE
Question 2 Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate overleaf development which the applicant may mention in answer to this question.