

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 207.00

Cheque/Postal Order/Cash

Receipt No. Issued P04912 22.2.84

Borough Ref. H12/27x/A

Registered No. 8400307

Date Received 15/02/84

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)

£2397

**1. APPLICANT (in block capitals)**

Name Mark Fitzpatrick Estates Ltd  
 Address Fairlie House  
Dalmeny Road  
Tufnell Park  
 Tel. No. London N7

**AGENT (if any) to whom correspondence should be sent**

Name Jestico + Whiles  
 Address 56 Carter Lane  
London EC4V 5EA  
 Tel. No. 01-236 5647 Ref. BS

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates Existing vehicle park between Baynes Street and Randolph Street with boundary of railway line and line of rear of properties 152-164 Royal College Street (NW1)

(b) Site area 0.3 hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.  
New buildings comprising: Studio workshop units at ground and first floor level with service access and parking. Housing units at second and third floor levels, with access and parking separate from industrial units

(d) State whether applicant owns or controls any adjoining land and if so, give its location. No

(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).

3645 m<sup>2</sup>

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

29 no dwellings on 2 storeys Access at 2nd floor level.

(ii) Alterations  No

(iii) Change of use  Yes

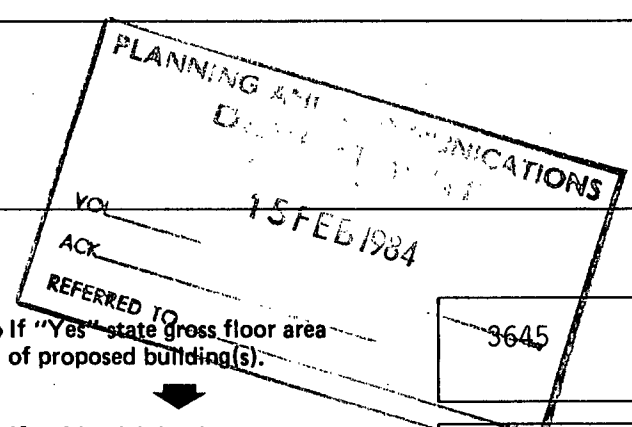
If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Land area as site area  
 hectares/m<sup>2</sup>\*

(iv) Construction of a new access to a highway } vehicular...  Yes  
 } pedestrian  Yes

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

\* 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 sitting	4 external appearance
2 design	5 means of access
3 landscaping	

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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 Lorry park
- (ii) If vacant the last previous use and period of use with relevant dates.

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

Drawings: BS/10/10-13, 15-17 inclusive

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development Part  Yes  No 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  Yes If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  No  Yes If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? To existing sewer  
 (ii) How will foul sewage be dealt with? To existing sewer
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls ..... Details to be submitted
- (ii) Roof ..... " " " " " "
- (iii) Means of enclosure ..... " " " " " "

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

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

OR

~~(b) planning permission to retain the building(s) or works already constructed or carried out on a piece of land already instituted as described on this application and accompanying plans.~~

Signed Jeshio + Cmls on behalf of Mark Fitzpatrick Estates Ltd Date 13 Feb 84

**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. No part of the land to which the application relates consists or forms part of an agricultural holding of~~

~~3. I have given the requisite notice to every person other than myself and 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; -~~

~~4. The applicant has himself~~

~~5. The applicant has himself~~

Name and Address of Tenant .....

.....

Date of Service of Notice .....

\*strike out whichever is inapplicable

Signed Jeshio + White on behalf of Mark Fitzpatrick Estates Ltd Date 13 Feb 84

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 50m<sup>2</sup>, AND THOSE COMPLETING PART FOUR (THE WINNING AND WORKING OF MINERALS)

<b>PART THREE</b>	<b>ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATIONS FOR NON-RESIDENTIAL DEVELOPMENT</b>
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THOSE QUESTIONS RELEVANT TO THE PROPOSED DEVELOPMENT TO BE ANSWERED

<p>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.</p>	Not known		
<p>2. 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)</p>	N/A		
<p>3. Is the proposal related to an existing use in Greater London?</p> <p>If so, please explain the relationship.</p>	<p style="text-align: center;">State Yes or No</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">NO</div>		
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p style="text-align: center;">State Yes or No</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">NO</div>		
<p>5.</p> <p>(a) What is the total floor space of all the buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p> <p>(g) Please specify any other uses</p>	<p>Existing floor space to be lost (through demolition or change of use)</p>	<p>Existing floor space to be retained (if any)</p>	<p>Proposed additional floor space</p>
(a)	3645 m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(b)	2079 m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(c)	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(d)	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(e)	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(f)	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
(g)	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>
	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>

Residential &  
Industrial related  
ancillaries

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)						
(ii)	N	O	T		K	N
(iii)						

7. In the case of industrial development is the application accompanied by an industrial development certificate?
- If NO state why a certificate is not required.

State  
Yes or No

No

Gross area less than 4647m<sup>2</sup>

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.)

See drawings:  
Note: Industrial loading and parking clearly separated from residential access and parking

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.)

Not Known

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

Not Known

Refuse facilities indicated on drawings

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

Not Known

If YES state materials and approximate quantities.

Signed Joseph J. O'Connell on behalf of Mark Fitzpatrick Estates Ltd Date 13 Feb 84

**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.