

TOWN & COUNTRY PLANNING ACT 1971

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

FOR OFFICE USE ONLY

Fee £

Cheque/Postal Order/Cash

Receipt No. Issued..... DATED

Borough Ref. K 5117C
Registered No. 9005284
Date Received 22/5/90

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)

£ 380

1. APPLICANT (in block capitals)

Name GAINSTRIDE LIMITED
Address 22B ELVASTON MEWS
LONDON
SW7 5HZ
Tel. No. 071 823 9333

AGENT (if any) to whom correspondence should be sent

Name SEIFERT LTD
Address 164 SHAFTESBURY AVENUE
LONDON WC2H 8HZ
Tel. No. 071 242 1644 Ref. MN/LL

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 KILBURN HIGH ROAD, KILBURN PRIORY AND GREVILLE ROAD

(b) Site area 0.433 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. EXISTING BUILDINGS TO BE DEMOLISHED COMPRISE OF RETAIL, OFFICES, CINEMA, GARAGE AND RESIDENTIAL USES. PROPOSED DEVELOPMENT COMPRISES 200 BED HOTEL (3/4 STAR STANDARD). APARTMENTS, OFFICE SUITES, SHOPS, RESTAURANTS, HEALTH CLUB, MULTIPLEX CINEMA AND SUPPORTING CAR PARKING.

(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).

26797m²
(Excluding parking)
m²

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

8 x studios
15 x 1 bed
15 x 2 bed
3 x 3 bed

(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).

Please see item
5 Part Three of
Form TP1
hectares/m².

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

☒ YES
☒ YES

(v) Alteration of an existing access to a highway } vehicular...
pedestrian

☐ NO
☐ NO

* Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

- State whether this application is for
- (i) Outline planning permission ☐ Yes ☒ No
- (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. ☐ Yes ☒ No
- (iv) Consideration under Section 72 only (Industry) ☐ Yes ☒ No

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 RETAIL, RESIDENTIAL, OFFICES, GARAGE AND CINEMA
- (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

DRAWING NOS. S455/1 - 13

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development ☐ 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 ☐ Yes ☒ No If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees ☐ Yes ☒ No If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? Public Sewer
(ii) How will foul sewage be dealt with? Public 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.....
- (ii) Roof..... N/A
- (iii) Means of enclosure

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 on behalf of **GAINSTRIDE LIMITED** Date **24.5.90**

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General No. 23)

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.

- 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.
- None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- ~~*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..... N/A

Date of Service of Notice

*strike out whichever is inapplicable

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.

(NOTE: For expanded 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 other than myself/the applicant* 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 BP OIL (UK) LTD Address Breakspear Way Date of service of notice 17 May 1990

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

2. 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 SEIFERT LIMITED Date 24.5.90

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 other than the myself/the applicant* 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 N/A Address N/A Date of service of notice N/A

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

(a) N/A

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

(Copy of notice as published is attached)

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

2. 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

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* taken the steps listed below, being steps reasonably open to me/the applicant*, to ascertain the names and addresses of all the persons other than myself/the applicant* who, 20 days before the date of the application, were owners† of any part of the land to which the application relates and have* been unable to do so:

(a) N/A

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

(Copy of notice as published is attached)

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

2. 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

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

*strike out whichever is inapplicable

† see note to Certificate B

*strike out whichever is inapplicable

(a) Insert description of steps taken.

(b) Insert name of local newspaper circulating in the locality in which the land is situated.

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

† see note to Certificate B

*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)

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

(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

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.

N/A

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)

N/A

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

State
Yes or No

☐ NO

If so, please explain the relationship.

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

☐ Yes

The proposed development will replace by improved facilities, 3,228m² of residential use and 6182m² of retail, offices, garage and cinema uses all of which are in a poor state of disrepair.

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

5.	Existing floor space to be lost (through demolition or change of use)	Existing floor space to be retained (if any)	Proposed additional floor space
(a) What is the total floor space of all the buildings to which the application relates?	9410 m ²	- m ²	26797 (excluding parking) m ²
(b) What is the amount of industrial floor space included in the above figure?	757 (garage) m ²	- m ²	450 m ²
(c) What is the amount of office floor space?	1760 m ²	- m ²	7360 m ²
(d) What is the amount of floor space for retail trading?	1240 m ²	- m ²	705 m ²
(e) What is the amount of floor space for storage?	- m ²	- m ²	- m ²
(f) What is the amount of floor space for warehousing?	- m ²	- m ²	- m ²
(g) Please specify	- m ²	- m ²	11104 m ²
any other uses	3228 m ²	- m ²	3500 m ²
LEISURE AND CINEMA	2425		2958

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	(HOTEL) F
(i)	300	250	-	-	150	100
(ii)	-	-	-	-	-	-
(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

N/A

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.)

Please see accompanying plans which show all parking and servicing is contained within site curtilage.

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.)

Traffic report to follow

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

No trade effluent created. Refuse collection will be from compactors stored within site curtilage of Local Authority.

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?

If YES state materials and approximate quantities.

State
Yes or No

No

Signed  for SEIFERT LIMITED on behalf of GAINSTRIDE LIMITED Date 24.5.90

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.

Under the terms of the Regulations the Council will charge for the submission of planning applications for the following classes of proposal:-

- (a) Application for planning permission; (b) Applications for approval of reserved matters required by conditions of outline permission; (c) Applications for consent to display advertisements.

1. THE FOLLOWING TYPES OF APPLICATION ARE EXEMPT FROM FEE PAYING:-

- (a) Applications for Listed Building Consent; (b) Applications for determination under Section 53 of the Town & Country Planning Act 1971; (c) Applications for deemed permission under the Town & Country Planning General Regulations 1976; (d) Applications for approval required by a condition attached to a full planning permission; (e) Applications for Certificates of established use; (f) Applications for work to trees.
- (g) THE DISABLED: Works to improve the disabled person's access to a public building, or to improve their access, safety, health or comfort at their dwelling house. The exemption does not apply to the construction of a new dwellinghouse. A disabled person is defined as being one to whom Section 29 of the National Assistance Act 1948 applies. The provision, as amended by the Mental Health Act 1959, applies to persons who are blind, deaf, or dumb and other persons who are substantially and permanently handicapped by illness, injury or congenital deformity, or mentally disordered persons of any description.
- (h) Development which would have been "permitted development" if not for an Article 4 Direction
- (i) Applications for development where "permitted development rights" have been removed by condition on a previous planning permission.
- (j) Revised applications for development of the same character or description submitted within 12 months of a planning permission or approval of reserved matters, or a refusal, or withdrawal prior to determination, or within 12 months of the expiry of the 8 week period where the applicant has appealed to the Secretary of State on the grounds of non-determination.
- (k) Change of Use within a class of the Use Classes Order where permission is required only because of a condition on a planning permission.

2. REDUCTIONS FROM FEE PAYING:-

- a) When applications for approval of reserved matters are submitted in stages, once the total of fees paid has reached the full amount which would have been payable for the whole, had it all been submitted at the same time, all subsequent applications for matters reserved shall be subject to a flat rate of £76 from 14 March 1989
- b) Where a duplicate application is made by the same applicant within 28 days of the first, the fee for the second application shall be a quarter of the normal fee for the first.
- c) Where alternative applications for 1 site are made on the same date and by the same applicant, the fee shall be the highest of the fees applicable for each alternative, plus a sum equal to half the rest.

3. MEASUREMENT:-

Site area and floor space:-

The site area is defined as the area to which the application relates, that is the land being developed, including any which would change its use as part of the development.

Floor space is taken to be the gross amount (all storeys) to be created by the development shown in the application. This is an external measurement, and includes the thickness of external and internal walls. Floor space does not include other areas inside a building which are not readily usable, eg lift-shafts, tanks, loft spaces. There can be no simple rule about whether floor space is created by the erection of a canopy, but the absence of external walls is not the determining factor. For example petrol-filling station canopies, are unlikely to create floor space, but a dutch barn or other covered storage area would do so. Where floor space or site area is not an exact multiple of the unit of measurement provided by the fees scale, the amount remaining is taken to be a whole unit for fees purposes.

0.1 hectare = 1,195.75 sq yards

1 sq metre = 10,764 sq ft

4. MIXED DEVELOPMENTS:-

Where proposals involve residential and non-residential development the fees for each type are to be aggregated. Otherwise, where proposals involve more than one category of development eg new buildings plus a new access, then the fee will be based on the highest fee for any one category.

5. SITES CROSSING PLANNING AUTHORITY BOUNDARIES

Only one fee is required, calculated for the whole scheme and submitted to the authority having the larger site.

PLEASE NOTE:-

This is a shortened version of the Scale of Fees as laid down by the Act, and set out in the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989, and the associated Circular 5/89. Where proposed works are not covered by the scale of fees overleaf, please contact the Planning and Transport Department.

Provision is made in the Regulations for a refund of fees paid in respect of Planning Applications and Applications for Express Consent under the Control of Advertisement Regulations when they are rejected as invalidly made. Refunds may also be made in certain circumstances in respect of fees paid to the Secretary of State in connection with appeals involving enforcement notices or established use certificates.

LONDON BOROUGH
OF CAMDEN
PLANNING &
ENVIRONMENTAL SERVICES
DEPARTMENT,
(PLANNING & TRANSPORT
DIVISION)
CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
EUSTON ROAD
LONDON WC1H 8EQ

Revised AUGUST 1989

Re-Order No. P/L1671g

This form should be completed and returned with the relevant fee together with the Planning Application forms and 4 sets of plans.

SCALE OF FEES

FEE PAYABLE
FROM
14 MARCH 1989

Category of Development

		£
(a) HOUSEHOLDER EXTENSIONS AND ALTERATIONS (Note: "Dwellinghouse" is defined as a building or part of a building which is used as a single private dwellinghouse and for no other purpose; ie a house divided into 3 flats = 3 dwellinghouses).	(a) - one dwelling - in total, for 2 or more dwellings	38 76
(b) ALL OUTLINE APPLICATIONS Site area defined as the area shown edged red on your site plan	(b) - per 0.1 hectare or part thereof - max for 2.5 hectares or more	76 1900
(c) (i) FULL APPLICATIONS FOR NEW DWELLINGS and reserved matters for siting, design, external appearance, means of access and landscaping following outline permission	(c) (i) - per dwelling - max for 50 dwellings or more	76 3800
(ii) FULL APPLICATIONS FOR NON-RESIDENTIAL BUILDINGS and reserved matters for siting, design, external appearance, means of access and landscaping following outline permissions:	(ii) - alterations with no increase in floorspace - 40 sq metres or less of new floorspace* - more than 40 sq metres but not more than 75 sq metres of new floorspace* - thereafter per 75 sq metres or part thereof - max for 3750 sq metres or more	38 38 76 76 3800
* ("New floorspace" means the whole of the building to be erected. No allowance is given for demolition of existing buildings on the same site).		
(iii) APPROVAL OF MATTERS RESERVED BY CONDITION ATTACHED TO AN OUTLINE PERMISSION where applicants earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme (see 2 over)	(iii)	76
(d) CONVERSION OF BUILDINGS TO FLATS	(d) - per additional residential unit created - max for 50 units	76 3800
(e) CHANGE OF USE ONLY (except waste or materials) (NB Change of use together with "works" will be charged at the rate for works where that fee is higher than the basic fee for change of use)	(e)	76
(f) CAR PARKS, SERVICE ROADS AND MEANS OF ACCESS FOR EXISTING DEVELOPMENT	(f)	38
(g) MINERALS (WINNING, WORKING, STORAGE) OR THE USE OF LAND FOR DISPOSAL OF REFUSE OR WASTE MATERIALS	(g) - per 0.1 hectare - max for 15 hectares or more	38 5700
(h) ALL OTHER ENGINEERING OPERATIONS	(h) - per 0.1 hectare - max for 1 hectare or more	38 380
(i) VARIATION OR REMOVAL OR CHANGE OF CONDITIONS (NB Certain applications of this type are exempt from fees - see 1k over)	(i)	38
(j) RENEWAL OF TEMPORARY (LIMITED PERIOD) PERMISSIONS	(j)	38
(k) EXTENSIONS OF PRESCRIBED (5 YEAR) TIME LIMIT	(k) - Fee in accordance with development proposed.	
(l) PLANT AND MACHINERY Erection, alteration or replacement	(l) - per 0.1 hectare - max for 5 hectares or more	76 3800
(m) PLAYING FIELDS Use of land for non-profit making sports clubs or recreational organisations (NB This does not apply to the erection of buildings)	(m)	76
(n) ADVERTISEMENTS		
(i) A sign or signs erected on business premises in connection with that business	(n) (i)	21
(ii) An advance sign to business premises but not visible from the premises	(ii)	21
(iii) All other advertisements including combinations of (i) and (ii)	(iii)	76

Outline planning

- For which category classification are you applying?
- Do you think you are exempt from the Charges or entitled to a reduction in the Fee (see notes) YES/NO
If yes give reason in covering letter.....
- For categories (b), (g), (h) and (l) state area of site to 0.1 of a hectare 0.433
- For category (c) (iii) state floorspace in sq metres.....
- For categories (c) (i) and (d), state number of units.....

In accordance with the scale of charges I enclose a remittance (cash/cheque/PO) of £..... 3800
as the appropriate fee (cheques/POs should be crossed and made payable to LONDON BOROUGH OF CAMDEN

Signed Date 24.5.90