

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only
Borough Ref. M12/22/A
Registered No. 7560
Date received 4.12.80

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name <u>RHM Management Services Limited</u>	Name <u>S. Bumstead</u>
Address <u>Joseph Rank House,</u>	Address <u>RHM Southern Area Property Dept.,</u>
<u>Westgate, Harlow,</u>	<u>Pembroke House, Wellesley Road, Croydon,</u>
<u>Essex</u> Tel. No.	<u>Surrey</u> Tel. No. <u>01-686-5699</u>

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known). Part ground floor, 365 Euston Road, London, N W 1

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. Change of use from workshop/showroom/storage to showroom and offices.

(c) State whether applicant owns or controls any adjoining land and if so, give its location. The remainder of the ground floor is already occupied by our Associate Company for their business of a showroom/with computer installation and ancillary office.

(d) State whether the proposal involves:-

(i) New building(s).....	State Yes or No <input type="checkbox"/> No	→ If "Yes" state gross floor area of proposed building(s).	<input type="text" value=""/>
			m ² /sq ft*
		↓	
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<input type="text" value=""/>
(ii) Alterations.....	<input type="checkbox"/> No		
(iii) Change of use.....	<input checked="" type="checkbox"/> 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).	<input type="text" value=""/>
(iv) Construction of a new access to a highway	vehicular.. <input type="checkbox"/> No pedestrian <input type="checkbox"/> No		<input type="text" value=""/>
(v) Alteration of an existing access to a highway	vehicular.. <input type="checkbox"/> No pedestrian <input type="checkbox"/> No		<input type="text" value=""/>

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:-

(i) Outline planning permission..... No

(ii) Full planning permission Yes

(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

(iv) Consideration under Section 72 only (Industry) No

If "Yes" delete any of the following which are not reserved for subsequent approval

1 siting	3 external appearance
2 design	4 means of access

PLANNING AND COMMUNICATIONS

If "Yes", state the date and number of previous permission and identify the particular condition (see General Notes)

Date CAMDEN

Number -4 DEC 1980

The condition.....

ACK.....

REFERRED TO.....

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

State:-

(i) Present use of buildings/land. Workshop/showroom/storage

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

5. ADDITIONAL INFORMATION

(a) Is the application for industrial, office, warehousing, storage or shopping purposes? State Yes or No

If 'Yes', complete Part III of this form

(b) (i) How will surface water be disposed of?

(i) By existing means

(ii) How will foul sewage be dealt with?

(ii) By existing means

6. PLANS

List of drawings and plans submitted with the application

Note: The proposed means of enclosure and of access to the site, the materials and colour of the walls and roof, landscaping details, etc should be clearly shown on the submitted plans, unless the application is in outline only

Site plan
Ground floor plan

4 COPIES OF DRAWINGS REQUIRED

/We hereby apply for

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

OR * (b) ~~planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.~~

*Delete whichever inapplicable

Signed..... on behalf of RHM Management Services Ltd Date 3/12/80

Note An appropriate certificate must accompany this application unless you are seeking approval to reserved matters—see General Notes. The following certificate will be appropriate if at the beginning of the period of 20 days before the date of the application you were the owner of all the land

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

I hereby certify that:-

Certificate A * (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

* 2. 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 of Tenant

Address

Date of service of notice

Signed.....
*On behalf of.....
Date.....

*Delete where inappropriate

**STRIKE THROUGH THE CERTIFICATES WHICH DO NOT APPLY
AND SIGN AT FOOT OF PAGE**

T.P. 1
PART II

(see notes overleaf)

Town and Country Planning Act, 1971

Certificate under section 27

CERTIFICATE B

I hereby certify that:

1. ~~X~~ 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	Address	Date of service of notice
Pegler Hattersley Ltd.	St. Catherines Ave Doncaster	28.11.80
CCF Limited.	365 Euston Rd., N W 1	28.11.80
The Manifold Trustee Co. Ltd.	Shottesbrooke House, Maidenhead, Berks.	28.11.80
General Accident.	General Buildings, Perth, Scotland.	28.11.80

† see note (a) to Certificate A

† see note (a) to Certificate A

(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.

(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).

CERTIFICATE D

I hereby certify that:

† see note (a) to Certificate A

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.

DO NOT DELETE Unless 2B is completed.

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

Agricultural Holdings

If the application relates to an agricultural holding the following certificate should be completed as appropriate in substitution for paragraph 2A above or on Part I (Certificate A) which should be deleted.

2B. I hereby certify that I have/the applicant has* given the requisite notice to every person 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 of Tenant	Address	Date Services of Notice

PLANNING AND COMMUNICATIONS
DEPARTMENT
CAMDEN
- 4 DEC 1980

VOL...*Delete where inappropriate.....

ACK..... (2)

REFERRED TO.....

Signed.....
On behalf of... RHM Management Services Ltd
Date..... 3/12/80

PART II

NOTES ON PART II

For definition of 'owner' see General Notes. If, 20 days before making application you are the sole owner of all the land and have signed certificate A on Part I of the form this Part II does not apply.

Town and Country Planning Act, 1971

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 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 2B overleaf may be ignored. Should this not be so, notice has to be given to the tenant(s) of the holding(s) on the form shown in Notice No. 1 below and paragraph 2B should be completed and 2A deleted.

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) Part ground floor, 365 Euston Road, London N W 1.

TAKE NOTICE that application is being made to the (b) L.B. of Camden Council by (c) Ranks Hovis McDougall Ltd

for planning permission to (d) change use of part ground floor to showroom/offices

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) Director of Planning & Communications, London Borough of Camden

Signed.....
on behalf of..... RHM Management Services Ltd

Date..... 3/12/80

- (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 III

TPI
Part III

10

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants')

(Those questions relevant to the proposed development to be answered)

Application No.
(For Official Use Only)

<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>	<p>N/A</p>																												
<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>	<p>N/A</p>																												
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	<p>State Yes or No <input checked="" type="checkbox"/> Yes</p>	<p>An extension of the activities already carried on by our Company at 365 Euston Rd</p>																											
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p>State Yes or No <input type="checkbox"/> No</p>																												
<p>5. (a) What is the total floor space of all buildings to which the application relates? (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?</p>	<p>Existing (if any) (See General Notes)</p> <p>(a) 930 m²/sq.ft. (b) - m²/sq.ft. (c) - m²/sq.ft. (d) - m²/sq.ft. (e) - m²/sq.ft. (f) - m²/sq.ft.</p>	<p>Proposed new floor space</p> <p>(a) - m²/sq.ft. (b) - m²/sq.ft. (c) - m²/sq.ft. (d) - m²/sq.ft. (e) - m²/sq.ft. (f) - m²/sq.ft.</p>																											
<p>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.</p>	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>-</td> <td>1</td> <td>-</td> <td>-</td> <td>6</td> <td>2</td> </tr> <tr> <td>(ii)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>			(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)	-	1	-	-	6	2	(ii)	-	-	-	-	-	-
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	M	F	M	F	M	F																							
(i)	-	1	-	-	6	2																							
(ii)	-	-	-	-	-	-																							
<p>7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit? If 'NO' state why a certificate is not required.</p>	<p>State Yes or No <input type="checkbox"/></p>	<p>N/A</p>																											
<p>8. What provisions have been made for the parking, loading and unloading of vehicles 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)</p>	<p>As existing</p>	<table border="1"> <tr> <td colspan="2">PLANNING AND COMMUNICATIONS DEPARTMENT</td> </tr> <tr> <td colspan="2">CAMDEN</td> </tr> <tr> <td colspan="2">- 4 DEC 1980</td> </tr> <tr> <td>VOL.....</td> <td>NO.....</td> </tr> <tr> <td>ACK.....</td> <td></td> </tr> <tr> <td>REFERRED TO.....</td> <td></td> </tr> </table>	PLANNING AND COMMUNICATIONS DEPARTMENT		CAMDEN		- 4 DEC 1980		VOL.....	NO.....	ACK.....		REFERRED TO.....																
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<p>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)</p>	<p>Two vehicular calls per day. The majority of customers to our existing facility arrive by Public Transport and it is anticipated that this is unlikely to change.</p>																												

10. What is the nature volume and proposed means of disposal of any trade effluents or trade refuse?	N/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. If 'Yes' state materials and approximate quantities.	State Yes or No <input checked="" type="checkbox"/> No										
12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	N/A										
13. List materials used, giving source (locality in Great Britain or port of entry) and transport used	N/A										
14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case <i>*State name of docks or airport</i>	<table> <tr> <td>(a) Greater London Council Area:.....</td> <td>90%</td> </tr> <tr> <td>(b) Elsewhere in Great Britain:.....</td> <td>10%</td> </tr> <tr> <td>(c) Exports through London Docks:.....</td> <td>N/A</td> </tr> <tr> <td>other docks:.....</td> <td>N/A</td> </tr> <tr> <td>(d) Exports through airports:.....</td> <td>N/A</td> </tr> </table>	(a) Greater London Council Area:.....	90%	(b) Elsewhere in Great Britain:.....	10%	(c) Exports through London Docks:.....	N/A	other docks:.....	N/A	(d) Exports through airports:.....	N/A
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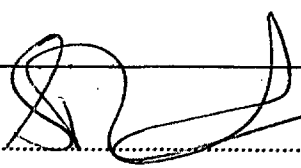
15. State reasons in full for desiring location first in Greater London and then on the proposed site.
(Continue on a separate sheet if necessary)

To extend the existing facility we have at Euston Road which is used for the demonstration of the Companies products and associated sales activities.

This additional accommodation is required for the following reasons:

- (1) At the present time there are no demonstration facilities for audiences of up to 20 people and rooms are hired at the Regent Centre Hotel for this purpose. Part of the additional space will allow demonstrations/presentations of equipment and service facilities to be held on the premises. The present car parking facilities at the Regent Centre Hotel will continue to be used.
- (2) To support the increased activity on the sales/showroom side further administrative office space is required by our salesmen and administrative support staff.

- See covering letter.

Signed.....  On behalf of RHM Management Services Ltd Date..... 3/12/80

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.