

TOWN & COUNTRY PLANNING ACT 1971

FORM TP12

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. N16/2/4

Registered No. 8800046

Date Received 29.01.88

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)

£2,574.00

1. APPLICANT (in block capitals)

Name SHAFTESBURY PLC

Address 11 WATERLOO PLACE
LONDON SW1Y 4AU

Tel. No.

AGENT (if any) to whom correspondence should be sent

Name NEWMAN LEVINSON & PARTNERS LIMITED

Address NORTHUMBERLAND HOUSE
155/157 GREAT PORTLAND STREET

LONDON W1N 6NU.

Tel. No. 01.637.8511 Ref. DAK/3106/TP

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

127 CLERKENWELL ROAD,
HOLBORN,
LONDON EC1

(b) Site area

0.0475 hectares

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

DEMOLITION OF EXISTING OFFICE BUILDING COMPRISING
BASEMENT, GROUND FLOOR PLUS SIX UPPER STOREYS AND
ERECTION OF NEW OFFICE BUILDING.

(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).

2145.05 m²

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

NOT APPLICABLE

(ii) Alterations

NO

(iii) Change of use

NO

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

NO

NO

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

NO

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).

NOT APPLICABLE

hectares/m².

* Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for

- (i) Outline planning permission
- (ii) Full planning permission
- (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.
- (iv) Consideration under Section 72 only (Industry)

State Yes or No

☐ NO

☒ YES

☐ NO

☐ NO

If Yes strike out any of the following which are not 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 OFFICE BUILDING
- (ii) If vacant the last previous use and period of use with relevant dates. NOT APPLICABLE

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

(NOTE: 4 sets of drawings are required)

3106/TP/A/01; 02; 03; 04; 05 & 06
AND SUPPORTING STATEMENT.

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development ☒ YES 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?

(ii) How will foul sewage be dealt with?

ALL TO EXISTING LOCAL AUTHORITY SERVICES.

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls RED BRICK WITH BUFF BANDING STONE WINDOW SURROUNDS.

(ii) Roof

(iii) Means of enclosure CAVITY WALL WITH FLAT ROOF.

~~OR~~ 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 NEWMAN LEVISON & PARTNERS LTD. on behalf of SHAFTESBURY PLC Date 29/1/1988

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.

- 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;

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 and Address of Tenant

Date of Service of Notice

Signed NEWMAN LEVISON & PARTNERS LIMITED on behalf of SHAFTESBURY PLC Date 29/1/1988

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
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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 APPLICABLE		
<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>	NOT APPLICABLE		
<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; text-align: center;">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; text-align: center;">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 { DEAD STORAGE, NOT any other uses } TO BE USED AS OFFICES</p>	Existing floorspace to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
	1849 m ²	NONE m ²	2145.05 m ²
	NONE m ²	NONE m ²	NONE m ²
	1849 m ²	NONE m ²	2145.05 m ²
	NONE m ²	NONE m ²	NONE m ²
	NONE m ²	NONE m ²	NONE m ²
	NONE m ²	NONE m ²	NONE m ²
	m ²	m ²	162.36 m ²
	m ²	m ²	m ²

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 KNOWN BY APPLICANT					
(ii)	NOT APPLICABLE					
(iii)	NOT APPLICABLE					

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

NOT APPLICABLE

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

3106/TP/A/01

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 BY APPLICANT

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

LOCAL AUTHORITY COLLECTION AS EXISTING

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 J. K. K. K. on behalf of SHAFTESBURY PLC Date 29/1/88
NEWMAN LEVINSON & PARTNERS

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.