

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

OFFICE USE ONLY

Fee £

Cheque/Postal Order/Cash

Receipt No. Issued

DEPARTMENT

14 AUG 1989

RECEIVED

Borough Ref.

N15/25/6

Registered No.

8900387

Date Received

14/8/89

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

Please complete forms in block letters or in type and return the original form (signed in ink or biro) with 3 copies and 4 sets of drawings.

PART ONE

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

FEE (where applicable)

£243.20

1. APPLICANT (in block capitals)

AGENT (if any) to whom correspondence should be sent

Name SELECTED LAND & PROPERTY CO. LTD

Name epr ARCHITECTS LTD

Address 10 CORNWALL TERRACE

Address 21 DOUGLAS STREET

REGENTS PARK

LONDON SW1P 4PE

LONDON NW1 4QP

Tel. No. 01 486 4466

Tel. No. 01 834 4411

Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

FIRST AVENUE HOUSE HIGH HOLBORN
INC PART FRONTAGE TO WARWICK COURT
8,9 + 10 BROWNLOW ST &
52 BEDFORD ROW, LONDON WC1

- (b) Site area

*

0.328

hectares

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

REDEVELOPMENT FOR
COMMERCIAL OFFICES

- (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).

23959

m²

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

- (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).

hectares/m²

* 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 COMMERCIAL & RETAIL
- (ii) If vacant the last previous use and period of use with relevant dates. N/A

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

NOTE: 4 sets to be submitted

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? } TO PUBLIC SEWERSYSTEM
 (ii) How will foul sewage be dealt with? }
- (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 } TO BE DETERMINED
 (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 X epr architects Ltd on behalf of SELECTED LAND & PROPERTY CO., LTD Date X 18/8/89

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

If you are the ONLY owner of ALL the land, complete Certificate A. If otherwise see **PART TWO** of this form

CERTIFICATE A

Town and Country Planning Act 1971
 Town and Country Planning General Development Order 1988 (as amended)
CERTIFICATE UNDER SECTION 27(1)(a)

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

I certify that at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

CERTIFICATE UNDER SECTION 27(1)(b)

Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed epr architects Ltd on behalf of SELECTED LAND & PROPERTY CO., LTD Date 10:08:89

1. If you are NOT the only 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 the Notice 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 the Notice 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 the Notice below. The newspaper notice should be published not earlier than twenty-one 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 the Notice below. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete certificate D overleaf.

2. 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 £400.

Town and Country Planning Act 1971

NOTICE UNDER SECTION 27 OF

APPLICATION FOR

PLANNING PERMISSION

(to be published in a local newspaper or to be served on an owner)

Proposed development at (a) 1ST AVENUE HOUSE, HIGH HOLBORN, LONDON WC1.....

I give notice that (b) SELECTED LAND & PROPERTY CO., LTD.....

is applying to the (c) London Borough of Camden Council

for planning permission to (d) REDEVELOP THE SITE.....

Any owner* of the land who wishes to make representations about this application should write to (e) : Director of Planning and Transport at Camden Town Hall, Argyle Street, London WC1H 8EQ

within 21 days of the date of service/publication* of this

* "owner" means a

Signed *e.p.r. architects LTD (EPR ARCHITECTS LTD)*
On behalf of *SELECTED LAND & PROPERTY COMPANY LIMITED*
Date *18/8/89*

Insert:
(a) address or location of the proposed development
(b) applicants name
(c) (name of Council)
(d) description of the proposed development
(e) (address of Council)

* delete where inappropriate

IF 21 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED CERTIFICATE 4 ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM.

PART TWO

TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

Town and Country Planning
General Development Order 1988
(as amended)

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I certify that:

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

I have/The applicant* has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner(b) of any part of the land to which the application relates, as listed below.

DEPT OF THE ENVIRONMENT

Owner's (b) name

Address at which notice was served

Date on which notice was served

1ST AVENUE HOUSE
40-49 HIGH HOLBORN
LONDON WC1

10:08:89

Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed *epr architects*

*strike out whichever is inapplicable

Signed *epr ARCHITECTS LIMITED* on behalf of APPLICANT

Date *18/8/89*

CERTIFICATE C

I certify that:

1/The applicant* cannot 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.

I have/The applicant* has given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners(b) of any part of the land to which the application relates.

Owner's (b) name

Address at which notice was served

Date on which notice was served

→(cont'd)→

I have/The applicant* has taken all reasonable steps open to me/him/her to find out the names and addresses of the other owners(b) of the land, or of a part of it, but have/has been unable to do so. These steps were as follows:-

(c)

Notice of the application as attached to this Certificate, has been published

In the (d)

on (e)

(cont'd above)

Agricultural Holdings Certificate

*strike out whichever is inapplicable

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed on behalf of Date

CERTIFICATE D

I certify that:

1/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 27 of the Act in respect of the accompanying application.

1/The applicant* have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application, was the owner(b) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:-

(c)

Notice of the application, as attached to this certificate, has been published

In the (d) on (e)

Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding.

*strike out whichever is inapplicable

Signed on behalf of Date

Assume 1P/100 ft² of nett space approximately 1,900.

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?	<table border="1"><thead><tr><th></th><th colspan="2">(a) Office</th><th colspan="2">(b) Industrial</th><th colspan="2">(c) Other staff</th></tr><tr><th></th><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></td><td></td><td></td><td></td><td></td></tr><tr><td>(ii)</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>(iii)</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)							(ii)							(iii)						
	(a) Office		(b) Industrial		(c) Other staff																															
	M	F	M	F	M	F																														
(i)																																				
(ii)																																				
(iii)																																				
* (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.																																				
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 <div>N/A</div>																																			
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.)	Area within the site																																			
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.)	NORMAL OFFICE REQUIREMENTS																																			
10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE/NA																																			
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 <div>NO</div>																																			

Signed epr architects ltd on behalf of SELECTED LAND & PROPERTY COMPANY LIMITED Date 12/8/89

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.

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

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.

NONE

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)

NO

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

State
Yes or No

☐ YES

If so, please explain the relationship.

COMPARE EXISTING & PROPOSED
AREA SCHEDULE

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.	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?	SEE SEPARATE	ATTACHED SCHEDULES	m ²
(b) What is the amount of industrial floor space included in the above figure?	m ²	m ²	m ²
(c) What is the amount of office floor space?	m ²	m ²	m ²
(d) What is the amount of floor space for retail trading?	m ²	m ²	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	m ²
any other uses	m ²	m ²	m ²