

TOWN & COUNTRY PLANNING ACT 1971

FORM TPA

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. N16/17/A

Registered No. 8800183

Date Received 20-4-88

DUPLICATE 'B'

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) £24-75

1. APPLICANT (in block capitals)	AGENT (if any) to whom correspondence should be sent
Name <u>PRUDENTIAL ASSURANCE CO. LTD.</u>	Name <u>DRIVERS JONAS Chartered Surveyors & Planning Consultants</u>
Address <u>142 HOLBORN BARS</u>	Address <u>16 SUFFOLK STREET</u>
<u>LONDON</u>	<u>LONDON SW1Y 4HQ</u>
<u>EC1N 2NH</u>	
Tel. No.	Tel. No. <u>01 - 930 9731</u> Ref. <u>RM/JDA/197</u>

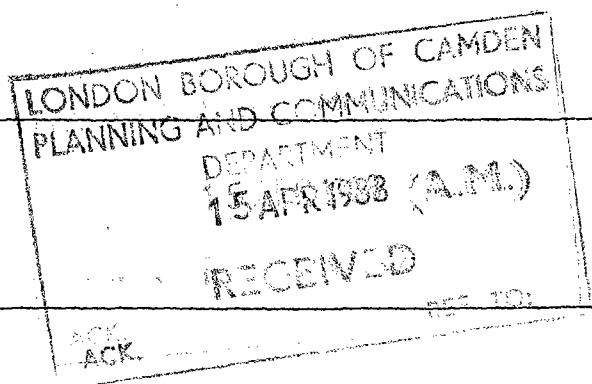
2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates	<u>DORRINGTON HOUSE</u> <u>LONDON EC1N 7TB</u>	<u>9/15 LEATHER LANE</u> <u>16/17 DORRINGTON STREET</u> <u>15/17 BEAUCHAMP STREET</u> <u>18/19 BROOKES MARKET</u>
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(b) Site area	<u>0.026</u>	hectares
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(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.	<u>THE CHANGE OF USE OF THE GROUND FLOOR AND BASEMENT FROM OFFICES TO SHOPS WITH RELATED STORAGE AND ASSOCIATED WORKS TO PROVIDE FOUR SHOP UNITS FRONTING LEATHER LANE</u>
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(d) State whether applicant owns or controls any adjoining land and if so, give its location.	<u>SEE APPENDIX A</u>
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(e) State whether the proposal involves:—	
(i) New building(s) or extension(s) to existing building(s)	<p>State Yes or No</p> <p><input type="checkbox"/> NO → If "Yes" state gross floor area of proposed building(s).</p> <p><input type="checkbox"/> YES → If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.</p>
(ii) Alterations	<input type="checkbox"/> YES
(iii) Change of use	<input type="checkbox"/> YES
(iv) Construction of a new access to a highway	<p>vehicular... <input type="checkbox"/> NO</p> <p>pedestrian <input type="checkbox"/> NO</p> <p>→ 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).</p>
(v) Alteration of an existing access to a highway	<p>vehicular... <input type="checkbox"/> NO</p> <p>pedestrian <input type="checkbox"/> NO</p>
	<p><input type="checkbox"/> N/A m²</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> 520 sq m hectares/m²*</p>

* Strike out whichever is 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 strike out any of the following which are not to be determined at this stage.

1	siting		4	external appearance
2	design	N/A	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 N/A

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

- State:-
- (i) Present use of building(s)/land OFFICES
 - (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 of drawings are required) DRAWING NO. 1036/1

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? EXISTING DRAINAGE AND SEWERAGE
 - (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 } SEE DRAWING NO. 1037/2
 - (iii) Means of enclosure N/A

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
RECEIVED (A.M.)
13 APR 1988

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 work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed Drivers Jonas on behalf of PRUDENTIAL ASSURANCE COMPANY LIMITED Date 13 APRIL 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:-

- 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 Drivers Jonas on behalf of PRUDENTIAL ASSURANCE COMPANY LIMITED Date 13 APRIL 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>	N/A																																				
<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>THE PROPOSED SHOP UNITS IN DORRINGTON HOUSE WILL REPLACE THE EXISTING SHOP UNITS IN HARDWICKE HOUSE WHICH FORMS PART OF THE PRUDENTIAL'S PROPOSED REFURBISHMENT AND REDEVELOPMENT OF HOLBORN BARS</p>																																				
<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; display: inline-block; padding: 2px 10px;">YES</div> <p style="margin-left: 20px;">SEE ANSWER TO QUESTION 2</p>																																				
<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; display: inline-block; padding: 2px 10px;">YES</div> <p style="margin-left: 20px;">SEE ANSWER TO QUESTION 2</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> <p>BOROUGH OF CAMDEN DEPARTMENT 15 APR 1988 (A.M.) RECEIVED</p> </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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%;">Existing floor space to be lost (through demolition or change of use)</th> <th style="width: 15%;">Existing floor space to be retained (if any)</th> <th style="width: 15%;">Proposed additional floor space</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">m²</td> <td style="text-align: center;">m²</td> <td style="text-align: center;">m²</td> </tr> <tr> <td>(a)</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">m²</td> </tr> <tr> <td>(b)</td> <td style="text-align: center;">260 m²</td> <td style="text-align: center;">NONE m²</td> <td style="text-align: center;">m²</td> </tr> <tr> <td>(c)</td> <td style="text-align: center;">NONE m²</td> <td style="text-align: center;">260 m²</td> <td style="text-align: center;">) NONE m²</td> </tr> <tr> <td>(d)</td> <td style="text-align: center;">260 m²</td> <td style="text-align: center;">260 m²</td> <td style="text-align: center;">) m²</td> </tr> <tr> <td>(e)</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">) m²</td> </tr> <tr> <td>(f)</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">) m²</td> </tr> <tr> <td>(g)</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">N/A m²</td> <td style="text-align: center;">) m²</td> </tr> </tbody> </table>		Existing floor space to be lost (through demolition or change of use)	Existing floor space to be retained (if any)	Proposed additional floor space		m ²	m ²	m ²	(a)	N/A m ²	N/A m ²	m ²	(b)	260 m ²	NONE m ²	m ²	(c)	NONE m ²	260 m ²) NONE m ²	(d)	260 m ²	260 m ²) m ²	(e)	N/A m ²	N/A m ²) m ²	(f)	N/A m ²	N/A m ²) m ²	(g)	N/A m ²	N/A m ²) m ²
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(f)	N/A m ²	N/A m ²) m ²																																		
(g)	N/A m ²	N/A m ²) m ²																																		

- (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)						
(iii)			NOT KNOWN			

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.)

SHOP UNITS ARE TO BE SERVICED FROM EXISTING LOADING BAY TO REAR OF BUILDING ACCESSED FROM BROOKE'S MARKET (see Drawing No. 1036/1)

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?

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?

State Yes or No
 NO

If YES state materials and approximate quantities.

David R. Jones

Signed David R. Jones DRIVERS on behalf of PRUDENTIAL ASSURANCE COMPANY LIMITED Date 13 APRIL 1988

NOTE
Question 2 Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate relief development which the applicant may mention in answer to this question.

APPENDIX A

PRUDENTIAL ASSURANCE COMPANY LIMITED

HOLBORN BARS - Dorrington House

Application for Planning Permission

to

The London Borough of Camden

Question 2 (d):

The Prudential own the following adjoining land:

1. 142 Holborn Bars
2. Greville House, Greville Street
3. Hardwicke House, Greville Street
4. Fox Court
30 Brooke Street and
14/22 Grays Inn Road
London EC1N 7RP
5. 150 Holborn
London EC1N 2NS
6. 38 Greville Street, London EC1

13 APRIL 1988