

RECEIVED 05 MAR 2008

Your Ref:

Our Ref:08/00629/FUL

②



**Lambeth  
Planning**

Environment Department  
Town Hall Extension  
Argyll Street  
LONDON  
WC1H 8ND

29 February 2008

2008/1095/P

**For all enquiries regarding this application  
please contact Miss Sri Hall on 020 7926 1219**

Dear Sirs

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

<b>Proposed Development</b>	Becket House And York House, Lambeth Palace Road, London,
<b>For:</b>	Demolition of York House and erection of a new building comprising basement, ground and fifteen upper floors of offices (class B1) rooftop plant and a retail (Class A1/A3/A4 use) or office (Class B1) unit at ground floor, together with associated plant, access and service arrangements, car and cycle parking and landscaping works. (This application is a departure from the Development Plan.)
<b>Applicant:</b>	York Trust For Land

An application accompanied by an Environment Statement has been received for the above development, copy enclosed for your information.

Please forward any observations you may wish to make by Jan 12<sup>th</sup> 2007; quoting the reference at the head of this letter.

If you have not replied within this period I will assume that you have no observations on the proposal.

Where plans and the Environment Statement have not been enclosed, and you are unable to make comment without them, please make contact with us within the next 14 days.

The application is accompanied by an Environmental Statement copies of which can be obtained.

James Walsh  
Sheppard Robson  
77 Parkway  
Camden Town  
London  
NE1 7PU

Hard Copy £100 and CD Free

**Lambeth Planning**  
Phoenix House  
10 Wandsworth Road,  
London  
SW8 2LL

Telephone 020 7926 1180  
Facsimile 020 7926 1171  
[www.lambeth.gov.uk](http://www.lambeth.gov.uk)  
[lambethplanning@lambeth.gov.uk](mailto:lambethplanning@lambeth.gov.uk)



Lambeth Planning  
Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

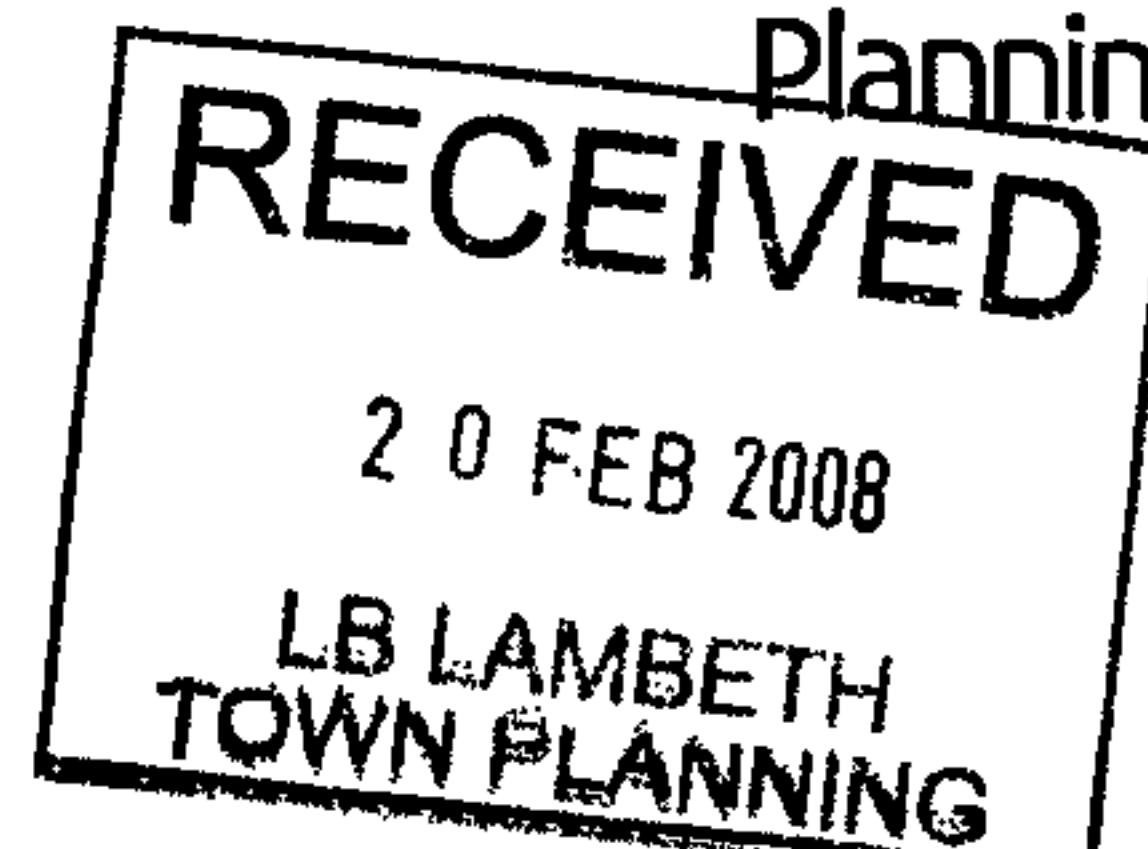
Town Planning Advice Centre  
Open 9.30am – 4.30pm every weekday  
tel: 020 7926 1180  
fax: 020 7926 1171



**Lambeth**  
Planning

www.lambeth.gov.uk/planning

Email: tpac@lambeth.gov.uk



## Planning application form

Form PP1

Please use black ink to complete this form

For Office Use Only			
Date Received	Method of Payment	Receipt Number	Amount
<b>1. Applicant</b>		<b>2. Agent (if any)</b>	
Name: <u>YORK TRUST FOR LAND</u>		Name: <u>DPA</u>	
Address: <u>C/O AGENT</u>		Address: <u>100 PA...</u>	
		<u>LONDON</u>	
Postcode: .....		Postcode: <u>SW1</u>	
Telephone no.: .....		Telephone no.: <u>0207</u>	
Fax no.: .....		Fax no.: .....	
e-mail: .....		e-mail: <u>barnaby.collins@dpagroup.co.uk</u>	
<b>3. Location of application site and ownership</b>			
Full address of site: <u>YORK HOUSE, LAMBETH PALACE ROAD, SE1</u>			
The applicant is the: <input checked="" type="checkbox"/> owner <input type="checkbox"/> occupier <input type="checkbox"/> lessee <input type="checkbox"/> prospective purchaser			
Name and address of owner: <u>C/O AGENT</u>			
Does the applicant own / control adjoining land? <input checked="" type="checkbox"/> yes / no			
Has any part of the site been in council ownership? <input checked="" type="checkbox"/> yes / no			
<b>4. Description of the proposed development</b>			
<u>THE DEMOLITION OF YORK HOUSE AND ERECTION OF A NEW BUILDING</u>			
<u>COMPRISING BASEMENT, GROUND AND FIFTEEN UPPER FLOORS OF</u>			
<u>OFFICES (CLASS B1), ROOFTOP PLANT AND A RETAIL (CLASS A1/A3/A4 USE) OR</u>			
<u>OFFICE (CLASS B1) UNIT AT GROUND FLOOR, TOGETHER WITH ASSOCIATED PLANT,</u>			
<input checked="" type="checkbox"/> new building(s) <input type="checkbox"/> alteration/addition <input type="checkbox"/> change of use <input type="checkbox"/> demolition <input type="checkbox"/> other operation <input type="checkbox"/> retrospective approval			
<u>ACCESS AND SERVICE ARRANGEMENTS, CAR AND CYCLE PARKING AND</u>			
<u>LANDSCAPING WORK</u>			

Planning application form

5. Application details

Please indicate what kind of application you are making:

- |                                     |                               |                                |                                 |                                 |                          |                           |
|-------------------------------------|-------------------------------|--------------------------------|---------------------------------|---------------------------------|--------------------------|---------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/>       | <input type="checkbox"/>        | <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>  |
| Full planning permission            | Outline planning permission * | Approval of reserved matters * | Renewal of temporary permission | Renewal of unexpired permission | Removal of condition **  | Variation of condition ** |

Please give the reference details of any prior permission(s) or application(s) for this proposal:

Application reference number: 04/00074 / FUL Date of decision: 04 JULY 2007

Did you discuss the proposal with a planning officer or an enforcement officer before making this application? yes / ~~no~~

If yes, please give their name and any reference number: LES BROWN, JIM SMITH, RICHARD SAUNDERS, SRI HALL.

\* If you are making an outline or reserved matters application, please indicate which matters you wish to have considered now:

☒ layout ☐ scale ☐ external appearance ☐ access ☐ landscaping

\*\* If you are making an application to remove or vary a condition, please give the condition number: .....

6. Existing and proposed use

Existing use of land or building: OFFICES AND PUBLIC HOUSE

If vacant, what was the land or building last used for? VACANT - SEE ABOVE

Please indicate which of the following best describes the proposed use of the development (you may select more than one):

- |                          |                          |                                     |                          |                                     |  |                          |                             |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--|--------------------------|-----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>    |
| residential **           | industry *               | office *                            | warehousing / storage *  | retail *                            | storage / processing of waste / refuse * | other commercial use *   | other use; * please specify |

\* If you have ticked a category that has one asterisk next to it, then you need to complete the form 'Planning application form - part 2' in addition to this form. Please also go on to complete the rest of this form.

\*\* If you have ticked 'residential', then please complete the tables in question 7. If you have not ticked 'residential', then please go straight to question 8.



## 7. Residential applications

Is the number of residential units changing? yes / no

If yes, please complete the table below:

Unit	1 bed		2 bed		3 bed		4 bed or more		Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
House										
Flat										
Sheltered										

Does the proposal involve affordable or sheltered housing? yes / no

If yes, please complete the table below:

Unit	1 bed		2 bed		3 bed		4 bed or more		Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Affordable Flats										
Affordable houses										
Sheltered flats										
Sheltered houses										
Houses of Multiple Occupancy (HMO)										

## 8. Site area and floor space

Site area: 9090 square metres (m<sup>2</sup>)

Width of site frontage adjacent to road / public right of way: Approx 300 metres (m)

If the proposal involves building works or demolition, please state the existing floorspace and the proposed floorspace below.  
Please note – DO NOT include the existing floorspace in the proposed additional floorspace figure, the proposed additional floorspace figure should include ALL newly created floorspace within new buildings or extensions.

Existing floorspace: 8,864 m<sup>2</sup>

Proposed additional floorspace: 35,734 m<sup>2</sup>

If the proposal is for a change of use, please state the existing floorspace subject to the change of use:

~ 1A m<sup>2</sup>

## 9. Materials and landscaping

Please specify the types of materials proposed for use in the new building works:

Walls: ..... PLEASE SEE ACCOMPANYING

Roof: ..... DESIGN AND ACCESS

Doors / windows: ..... STATEMENT

Fences / walls / driveways / paved and hard surfaces: .....

Other: .....

Does the proposal involve:

☒ felling / pruning  
of trees

☐ removal of shrubs /  
hedges

☒ soft or hard landscaping /  
planting

If you have ticked any of the boxes above, this means that the proposed works involve works to trees or landscaping and therefore a Tree Survey with accompanying Tree Schedule and / or landscape plan must be submitted with the application. Please contact us if you have any queries about this.

Does the proposal involve altering the ground level of the site? yes / no

If yes, please give details:

..... PLEASE SEE ATTACHED DESIGN AND ACCESS  
STATEMENT

## 10. Access and public rights of way

Access

	Pedestrian access	Vehicular access	Disabled access
Is existing access affected by the proposal?	yes / <del>no</del>	yes / <del>no</del>	yes / <del>no</del>
Is a new access type proposed?	yes / <del>no</del>	yes / <del>no</del>	yes / <del>no</del>

Public rights of way

Is the site adjacent to a public right of way? yes / ~~no~~

Do you propose to alter or divert a public right of way? Yes ~~no~~ / ~~no~~

If yes, please describe the alteration

PAVEMENT FRONTING LAMBETH PALACE ROAD AND WESTMINSTER BRIDGE  
ROAD WILL BE REALIGNED TO REFLECT THE FOOTPRINT OF NEW BUILDING

## Planning application form

### 11. Car parking

Please complete the table below, giving details of the provision of parking spaces:

	Existing	Proposed	Net gain / loss
Car spaces	38	0	-38
Goods vehicle spaces	NOT KNOWN	3	0
Cycle spaces / stands	0	357+46	357+46
Disability spaces	NOT KNOWN	2	2

### 12. Drainage

Please state method of disposal for surface water: PLEASE SEE ES CHAPTER 11

Please state method of disposal for foul sewage: PLEASE SEE ES CHAPTER 11

Are septic tanks to be used? yes / no

If 'yes', have the ground conditions been investigated? yes / no If 'yes', please submit the details with your application

### 13. Refuse

Please indicate whether this proposal involves the provision of on site storage and / or collection of residential waste: yes / no

Have you made provision for the storage and collection of refuse and recycling? yes / no

Is this shown on the drawings you are submitting with this application? yes / no

Please give details of any waste processing that will take place on site: .....

PLEASE SEE ACCOMPANYING DOCUMENTATION

.....

.....

## 14. Certificates of Ownership

You **MUST** complete either certificate A, B, C or D, and for certificate B, C or D, you must also complete and serve a notice.

Which certificate and / or which notice you should fill in depends on your circumstances:

- If the applicant is the sole owner of all the land involved in this application, complete Certificate A on this page.
- If you can give appropriate notice to all the other owners, complete Certificate B at the bottom of this page and notice 1 on the following page.
- If you cannot trace some or any of the other owners, you will require either Certificate C or D and the appropriate notice(s). Please tick the box to the right and we will send these out to you, complete ☐ with instructions. Please complete them and return the certificate to us.

Under the provisions of the planning acts, if any person issues a certificate which purports to comply with the requirements of this act and contains a statement which he knows to be false or misleading in a material particular, he / she shall be guilty of an offence. Please ensure that the information you have provided is accurate.

### Certificate A

You should complete this certificate of ownership if you are the sole owner of ALL the land to which the application relates.

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

Signed ..... on behalf of ..... Date .....

Please print name .....

### Certificate B

PLEASE SEE ATTACHED CERTIFICATE

You should complete this certificate of ownership if you can give appropriate notice to ALL the other owners of the land to which the application relates. If you are completing this certificate, then you should also fill in Notice 1 overleaf and send it to all the other owners of the land to which the application relates (i.e. the person or persons listed below under 'Name and Address of Owner').

I certify that I have / the applicant has given the requisite notice (Notice No. 1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Name and Address of Owner(s) .....

Date on which notice was served .....

Signed ..... on behalf of ..... Date .....

Please print name .....



Planning application form

15. Notice 1

Complete notice 1 if you completed certificate B on the previous page. A copy of the completed notice should then be served on all other owners of any part of the land to which the application relates.

Town and Country Planning (General Permitted Development Procedure) Order 1995  
Notice under Section 6: Application for Planning Permission

Proposed Development at: .....

Take notice that application is being made by: .....

For planning permission to: .....  
(please insert description of proposed development)

Local Planning Authority to whom the application is being submitted: London Borough of Lambeth

Any owner of the land or tenant who wishes to make representations  
about this application should write to the Council by: Date .....

Signed ..... Date .....

Please print name .....

Statement of owners' rights: the grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

16. Agricultural Holdings Certificate

All applications **MUST** be accompanied by a completed, signed and dated agricultural holdings certificate. If none of the land to which this application relates is part of an agricultural holding you should cross out the second box below ('Or') and sign and date at the bottom of the page. If some part of the land is part of an agricultural holding you should cross out the first box below ('Either'), complete the second box if appropriate and sign and date at the bottom of the page.

Either

I certify that none of the land to which the accompanying application relates is, or is part of, an agricultural holding.

Or

I have / the applicant has given the requisite notice to every person other than myself / himself who, 21 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, as follows:

Name and Address of Tenant .....

Date on which notice was served .....

Signed  on behalf of YORK TRUST FOR LAND Date 8/2/08

Please print name DP9



## Planning application form

### 17. Application information summary

- I attach
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> four fully completed copies of this application form including completed certificates | <input checked="" type="checkbox"/> location map (scale 1:1250) with site outlined in red (six copies) |
| <input checked="" type="checkbox"/> fee (please see 'Schedule of Current Fees')   | <input checked="" type="checkbox"/> covering letter  |
| <input checked="" type="checkbox"/> plans (six sets, five sets at relevant scale & one A3 reduced)                        | <input checked="" type="checkbox"/> other information (please specify below)                           |

Please list all documents that form part of this planning application, including the reference numbers of all attached drawings:

ENVIRONMENTAL STATEMENT VOLUMES 1, 2, 3 & 4  
DESIGN AND ACCESS STATEMENT  
ENERGY STATEMENT  
S106 AGREEMENT DRAFT HEADS OF TERMS  
DRAWING SCHEDULE

Please sign and date where indicated below to confirm your application.

I hereby apply for planning permission to carry out the works described in this application, and on the attached drawings:

Signed DP9 on behalf of YORKTRUST FOR LAND Date 8/2/08

Please print name DP9

#### Spanish

Si desea esta información en otro idioma, rogamos nos llame al 020 7926 1180.

#### Portuguese

Se desejar esta informação noutro idioma é favor telefonar para 020 7926 1180.

#### French

Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au 020 7926 1180.

#### Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন হলে অনুগ্রহ করে ফোন করুন 020 7926 1180.

#### Twi

Se wope saa nkaeboy yi wo kasa foforo mu a fre 020 7926 1180.

#### Yoruba

Tí ẹ ba fẹ ìmoràn yíí, ní èdè Òmíràn, ẹjọ, ẹ kàn wà l'ágogo 020 7926 1180.

If you would like this information in large print, Braille, audio tape or another language, please contact us on 020 7926 1180.

RECEIVED

20 FEB 2008

  
**Lambeth**  
Planning

**Planning application form – part 2B LAMBETH TOWN PLANNING**

Send the completed form to:

Lambeth Planning

Phoenix House

10 Wandsworth Road

London SW8 2LL

[www.lambeth.gov.uk](http://www.lambeth.gov.uk)

tel: 020 7926 1180

fax: 020 7926 1171

For Office Use Only

Application  
Number:

Date

Received:

Method of  
Payment:

Receipt

Number:

Amount:

**Important:** You should complete this form in addition to the form 'Planning Application Form' if the purpose of your application relates to industry, office use, warehousing, storage, shopping, or any commercial use involving staff/ parking/ operating hours.

Please note there are no guidance notes to accompany this form. If you have questions please contact us.

**1. Full address/ location of application site**

Please complete this information in case this form gets separated from the Planning Application Form. Please make sure the details you give here are the same as those you give on that form.

YORK HOUSE, LAMBETH PALACE ROAD, SE1.

**2. Industrial or commercial processes and machinery**

Please describe the processes carried out, and the end products

What type of machinery will be installed?

## Planning application form – part 2

### 3. Related development

Is the proposal related to either of the following:

An existing use on or near the site, or elsewhere

yes / ~~no~~

If yes, please give details below

POTENTIAL RE-LOCATION OF A TENANT FROM  
OUTSIDE OF THE BOROUGH.

A larger scheme for which planning permission is not yet sought

~~yes~~ / no

If yes, please give details below

### 4. Employment

Please complete the table below:

	Full time	Part time	Total
Existing number of employees	NOT KNOWN	NOT KNOWN	POTENTIAL 554
Proposed number of employees	..	..	POTENTIAL 2787
Total	..	..	

Planning application form – part 2

5. Floorspace

Please complete the table below:

Type of business (use class in brackets)	Existing	Proposed	Amount lost or added (please indicate which)
Shop/ retail (A1)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Professional/ financial services: bank/ estate agent, etc (A2)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Delete as appropriate	235	0	- 235
Restaurant/ cafe/ bar (A3) / Pubs & Bars (A4) / Take-Away (A5)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Offices/ light industrial (B1)	8464 m <sup>2</sup>	44,411 m <sup>2</sup>	+ 35,947 m <sup>2</sup>
General industrial (B2)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Warehouse/ storage (B8)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Hotel/ boarding house/ nursing home/ hall of residence * (C1 & C2)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Place of worship/ museum/ educational building/ clinic (D1)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Cinema/ gym/ concert hall (D2)	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Sui Generis/ other (i.e. outside a defined use class); please give details: A1/3/4 or B1	m <sup>2</sup>	187 m <sup>2</sup>	+ 187 m <sup>2</sup>

\* If your application involves floorspace relating to a hotel, hostel, nursing home or hall of residence, please also complete the following table with the numbers of bedrooms:

	Existing number of bedrooms	Number of bedrooms lost or removed	Proposed number of bedrooms	Total number of bedrooms
Hotel				
Hostel				
Nursing home				
Hall of residence				



## Planning application form – part 2

### 6. Traffic flow

Please complete the table below to indicate how many vehicles will visit the site during a normal working day.

	Existing	New	Total
Employees' vehicles	38	2	2
HGVs	96	20	20
Other vehicles	/	/	/
Total	134	22	22

Please complete the table below to indicate how many vehicles will visit the site during weekends and outside normal working hours:

	Existing	New	Total
Employees' vehicles	2	0	0
HGVs	0	0	0
Other vehicles	/	/	/
Total	2	0	0

### 7. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site? Please include information about waste removal and the collection and/ or delivery of goods).

PLEASE SEE ATTACHED DRAWINGS  
AND ACCOMPANYING TRANSPORT STATEMENT  
(ES VOLUME 3).

Planning application form – part 2

8. Working hours

NOT KNOWN AT THIS STAGE

Please specify the working hours (i.e. the times that employees will be on the premises) in the table below.

	Existing working hours		Proposed working hours	
	from	to	from	to
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				
Total				

9. Opening hours

NOT KNOWN AT THIS STAGE

Please specify the opening hours (i.e. the times the premises will be open to the public) in the table below.

	Existing opening hours		Proposed opening hours	
	from	to	from	to
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				
Total				

Planning application form – part 2

10. Hazardous substances

Please state the nature, volume and means of disposal of trade effluents or waste.

NOT KNOWN AT THIS STAGE

Does the proposal involve the storage of hazardous substances?

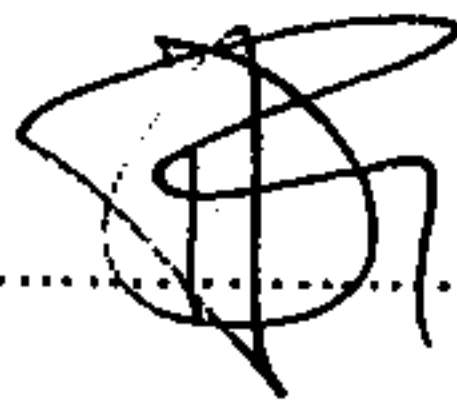
~~yes~~ / no

If yes, please specify the hazardous material and the quantity stored in tonnes.

11. Signature

Please sign and date where indicated below to confirm your application.

Signature



DP9

Date

8/02/08

Spanish

Si desea esta información en otro idioma, rogamos nos llame al 020 7926 1180.

Portuguese

Se desejar esta informação noutro idioma é favor telefonar para 020 7926 1180.

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Twi

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