



Camden

ENVIRONMENT

Camden Town Hall
Argyle Street
Entrance
Euston Road
London WC1H 8ND

PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Development Control Team

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed [Signature] FIBBENS FOX ASSOCIATES LTD

Applicant/Agent (please delete)

Date 14/10/99

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ 95.00

by cheque/PO No: 002499

- No fee is payable for the following reason:

FOR FINANCE SECTION USE:

Receipt No.

Date

Payee

Area: S NW NE

Cheque/PO £

FOR OFFICE USE:

Case file PE 9700702R3

Reg. No. PL/

Date Record

1 Applicant

Name SUFFOLK WHARF LTD

Address HIGHGATE STUDIOS

53/79 HIGHGATE ROAD

LONDON

Post Code NW5 1TL

Tel. No.

Agent (if any) to whom correspondence will be sent.

Name FIBBENS FOX ASSOCIATES LTD

Address 31 THE BROADWAY

WOODFORD GREEN

ESSEX

Post Code IG8 OHQ

Tel. No. 0181-505-8138

Contact Name/Ref: 2142/AP9

2 Address of Application Site.

SUFFOLK WHARF JAMESTOWN ROAD AND 287-289 CAMDEN HIGH STREET

Post Code NW1

Does this site include any listed buildings/structures?

Yes [checked]

No []

3a Description of Development for which application is made.

VARIATION OF CONDITION 9 ON PLANNING PERMISSION PE 9700702R3 TO PERMIT OPENING TIMES OF 08.00 HOURS TO 00.45 HOURS ON MONDAYS TO SATURDAYS AND 08.00 TO 00.15 HOURS ON SUNDAYS

3b Present use(s) of land or property.

VACANT REDEVELOPMENT SITE

4 Type of Application (tick as appropriate).

A [] A full application for new building works and/or change of use.

B [] An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.

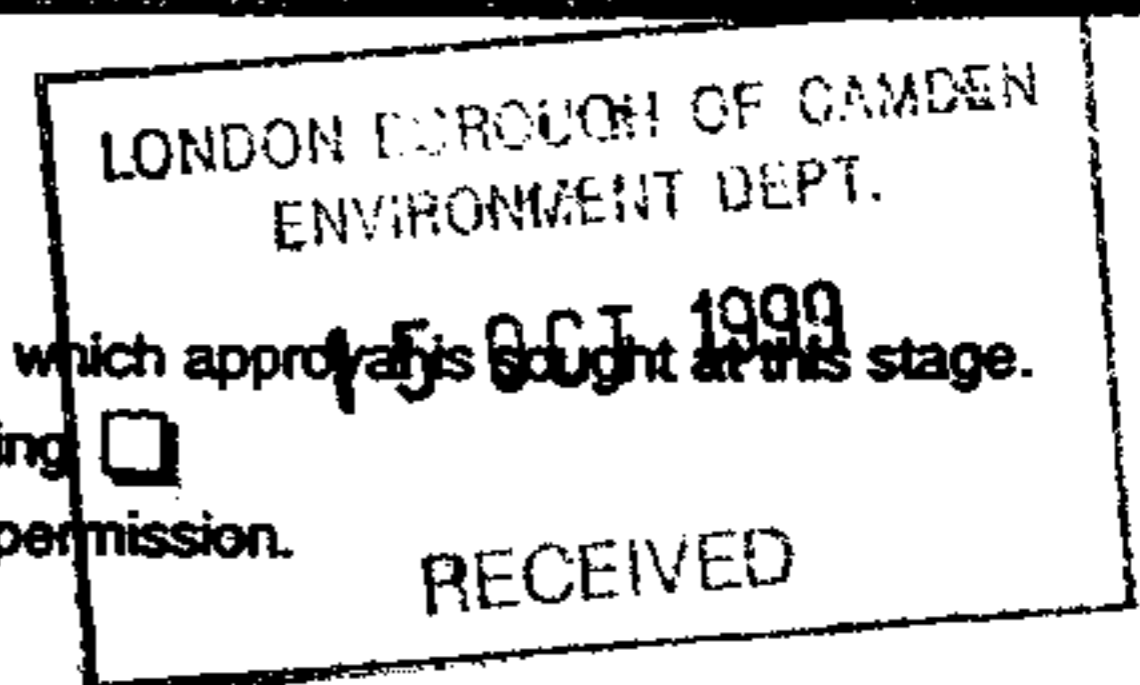
Siting [] Access [] Design [] External Appearance [] Landscaping []

C [checked] An application for removal/alteration of a condition of a previous planning permission.

D [] An application for renewal of permission.

E [] An application for buildings or works already carried out or use of land already started.

- If you have ticked C or D please give date of previous permission (15 / 03 / 99) and the reference (PL/ 9700702R3)



5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

SEE COVERING LETTER

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes No

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes No

Pedestrian - Yes No

Does the proposal affect a public right of way?

Yes No

- Have arrangements been made for refuse storage?

Yes No

- Does the proposal take account of the needs of people with disabilities?

Yes No

Not applicable

- Does the proposal provide for a means of escape in case of fire?

Yes No

- Does the proposal include parking spaces?
If yes, please state the number of parking spaces.

Yes No

Existing Proposed

7 All Types of Development: Floorspace.

NOT APPLICABLE

- What is the amount of floorspace in the following categories to which the application relates?
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)		Proposed gross	
Retail (A1)		m ²		m ²
Financial/Professional Services (A2)		m ²		m ²
Restaurant/Cafe/Public House etc (A3)		m ²		m ²
Offices		m ²		m ²
Industrial		m ²		m ²
Warehousing		m ²		m ²
Residential		m ²		m ²
Hotel/Hostel (see below)		m ²		m ²
Other (state use and whether now vacant and complete floorspace columns)		m ²		m ²
		m ²		m ²
		m ²		m ²
Total		m ²		m ²
Hotel/Hostel: Number of (a)bedroom (b)bedspaces	a)	b)	a)	b)

What is total net area of the site? _____ m²/hectares _____

8

Development Involving Residential Use (including conversion)

- Please give the number of existing residential units on the site:-
 Single family dwelling houses Self contained flats and maisonettes Other
 Number Vacant Number Vacant Number Vacant
- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		
3+ bedrooms		
TOTAL		

- Are you proposing any non-self contained units? Yes No
 If yes, how many?

9

Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes No

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

- Does the proposal involve the use of hazardous materials?
 - If yes, please state what materials and approximate quantities in a covering letter. Yes No

10

Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired). This Certificate is not appropriate unless you are the sole owner. (See Note 10)
- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)
- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)
- 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

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)
I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed FIBBENS FOX ASSOCIATES LTD Date 14/10/99
 on behalf of: SUFFOLK WHARF LTD

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. 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 this application, was the owner of any part of the land to which this application relates, as listed below:
(continue on separate sheet if necessary.)

Owner(s) name:	Address at which notice was served	Dates on which notice was served
_____	_____	_____
_____	_____	_____

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed _____ Date _____

on behalf of: _____

NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) _____

I give notice that (b) _____

is applying to Camden Council for planning permission to:

(c) _____

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

(a) address or location of the proposal development

(b) applicant's name

(c) description of the proposed development

Signed _____ Date _____

on behalf of: _____

11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application? Yes No

If yes, and you have already received an acknowledgment, please give our Registered number: PL: _____

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn? Yes No

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: _____ Date _____

Have you submitted any other application in connection with this application? (eg for : Listed Building, Conservation Area, or Control of Advertisement Consent) Yes No

If yes, please specify: _____

12 Is the applicant/agent related to either a member of the Council or any Council employee?

Yes No

Fibbens Fox Associates

Chartered Town Planners

31 The Broadway, Woodford Green, Essex IG8 0HQ Tel: 0181-505 8138 (4 lines) Fax: 0181 506 1887

Directors:

Heather Fox BSc Dip TP MRTPI
Graham Murdoch BSc (Hons) MRTPI ARICS
Carol Whatcott, Company Secretary

Consultants:

Ian Taylor BA (Hons) Dip ARCH (Hons) RIBA
John Edwards FRICS

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Your reference

Our reference

Date

GAM/2142/AP9&10

14th October 1999

ATT: MS JENNY REID

H11/35/D
PE 9900 826

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 73
SUFFOLK WHARF JAMESTOWN ROAD NW1**

We are instructed by our clients, Suffolk Wharf Ltd, to submit duplicate applications seeking planning permission for variation of condition 9 on the planning permission PE 9700702R3 which concerns hours of opening for the A3 uses permitted on the Suffolk Wharf site. Each application comprises the following documentation:-

1. Planning application forms together with Certificate A under Article 7 of the Town and Country Planning General Development Procedure Order 1995.
2. This covering letter.
3. Site Plan. (Extract of CZWG drawing No. 100 B).
4. Planning application fee of £95.00 (in respect of each application).

Planning permission was given for redevelopment of the eastern side of the Suffolk Wharf site under reference PE 9700702R3 on 15th March 1999. The permission contained, inter alia, a condition No. 9 which states:-

“The restaurant uses hereby permitted shall not be carried out outside the following times – 08.00hrs to 24.00hrs daily”.

Ref: 2142

To: LB Camden

14.10.99

Our clients are close to going out to tender for this redevelopment scheme and anticipate being on site early in 2000. Their agents have recommended that it will be helpful to have a preliminary licence in place to assist in the marketing of the various A3 units. To this end they have instructed licensing solicitors, Jeffrey Green Russell, and preliminary discussions have been held with Sergeant Horwood of Kentish Town Police.

Essentially our clients wish to lengthen the hours of operation condition to enable restaurants occupying these premises to obtain supper hours certificates similar to a range of other A3 establishments in the vicinity of the site. This would in essence mean that food and drink could be served up until 12^{0/c} on Mondays to Saturdays (and 11.30 on Sundays) followed by a half hour drinking up/eating up time and a ¼ of an hour to enable orderly departure from the restaurant and initial tidying up work to be undertaken within it. This means that the period during which the use would need to be open needs to be extended until 00.45hrs on Mondays to Saturdays and 00.15 hours on Sundays.

It is understood, from discussions with them, that the Police do not in principle object to this approach.

The approach seems to us an entirely reasonable one given that the site is located in what is a commercial area where there are a range of other activities taking place at these times. Our clients will be seeking high quality covenants on the A3 operations and it is anticipated that they will be occupied by companies of national repute who will therefore operate in a wholly responsible manner.

The small extension of use of these premises for which permission is sought would only involve a short additional time during which no extra drinks or food will be served. It would merely make the dining experience more convenient for customers who would not be rushed into finishing their meal.

The area immediately around these premises is wholly commercial and the nearest residential property is the recently constructed Glass Building on the opposite side of Jamestown Road. As you will be aware this development was also undertaken by our clients. It is a scheme which contains a restaurant at ground level and residential accommodation both immediately above and adjoining. Notwithstanding the relationship that this unit has with either proposed or existing residential accommodation, your Council saw no need to impose an hours of opening/closing condition in relation to it. The conditions imposed in respect of this scheme were I believe a reflection of those which the Inspector imposed when determining an application in respect of earlier proposals on the site in his decision letter of 11th December 1996. He saw no need for an hours opening/closing condition.

Ref: 2142

To: LB Camden

14.10.99

Given these circumstances, while we would question the need for an hours of opening condition on this adjoining site which has a far less direct relationship with residential properties, our clients are nevertheless not disputing the basis of the condition that you have imposed but would merely wish to slightly extend it to improve the way in which A3 establishments on this site can operate. We trust that you will be able to support this approach and would suggest that it would be appropriate given that the description of development on the decision notice is A3 "Food and Drink" for the condition to reflect this rather than using the word restaurants as is currently the case.

Please do not hesitate to contact us if you require any further information in respect of this application.

Yours faithfully,



Graham Murdoch

c.c. Keith Zerdin Esq
Ms T. Halliwell

Enc.

H11/35/D
PE 9900826