



*Planning Statement – Certificate of
Lawfulness of Existing Use or
Development (CLEUD)*

Ground floor of 113 Regent's Park Road, London NW1 8UR

May 2015

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1 Introduction

- 1.1 This application is for a Certificate of Lawfulness of Existing Use (CLEUD) that has been prepared by JLL on behalf of the owner-occupier, Bibendum Wine Ltd. The proposal relates to the whole of the ground floor of 113 Regent's Park Road located in the London Borough of Camden.
- 1.2 The purpose of this Planning Statement is to set out the background and justification for the Certificate, to explain the planning history, to assess relevant material considerations and to present a case as to why the Certificate should be issued. Except where it presents matters of fact, it is not a formal part of the evidence for the application, but it sets the scene in a way that the narrow evidence cannot.
- 1.3 113 Regent's Park Road is a two storey building plus mansard, and with basement vaults at the rear. The application is for a Certificate of Lawfulness of Existing Use as offices (Class B1). The purpose of this Certificate is to obtain confirmation that the ground floor benefits from this existing use and that it has been in such use for over 10 years.
- 1.4 Section 191 of the Town and Country Planning Act 1990 states that the test of whether a Certificate for a Lawful Existing Use should be granted is whether sufficient evidence has been submitted which demonstrates that the use, operations or other matter is lawful. This Statement provides evidence to demonstrate that the ground floor of the building should have a CLEUD for offices.
- 1.5 This Planning Statement will:
 - Describe the nature of the site and its planning and occupational history;
 - Explain the form of the application and the relevance of the supporting information; and,
 - Analyse the evidence and any planning issues arising.

Application Contents

- 1.6 The application includes the following documents:
 - Planning application fee of £195;
 - Completed Application Form;
 - Planning Statement including evidence to support the application;
 - Site Location Plan; and
 - Current floorplan.

Statement Structure

- 1.7 The remainder of this Statement adopts the following structure:
 - Section 2 describes the site and surrounding area;
 - Section 3 outlines the planning history;

- Section 4 sets out the case for permission; and
- Section 5 provides the conclusions.

2 Site and Surrounding Area

The Site

- 2.1 The site is the ground floor of 113 Regent's Park Road which is a two storey building plus mansard. The building is in office use throughout (Class B1(a)) and the total building measures 972 sq.m. GIA. The ground floor area extends to 318 sq.m.
- 2.2 113 Regent's Park Road has a forecourt between the building and the public footway, providing 8 car parking spaces (**Figure 1**). An access road situated to the south-east of the building leads to a further car parking area at the rear supporting 6 spaces.
- 2.3 The building has been owned and occupied by Bibendum Wine Ltd since February 1982. A site location plan is provided as **Appendix 1**.



Figure: The Application Site

- 2.4 113 Regent's Park Road has a distinctive design and it is considered a 'building of merit' in the Primrose Conservation Area. Nevertheless, it is clear from historic photographs that the building has undergone significant transformation and the original design, especially at ground floor level, has been heavily altered (Figure 2).
- 2.5 The building used to accommodate the Chalk Farm Garage and was erected in the early 1930s, as indicated in the Primrose Hill Conservation Area Statement.
- 2.6 The building is characterised by a generous glazed frontage. This apparent retail presentation can be misleading as there is no shopping frontage or retail display at 113 Regent's Park Road.
- 2.7 No.113 is not statutorily listed and it is not situated within a flood risk zone.

2.8 The site benefits from good accessibility with a Public Transport Accessibility Level (PTAL) of 4. The Overground railway track between Euston and Watford Junction via Queen's Park routes approximately 100 metres from the site to the north-east. The nearest London Underground station to the site is Chalk Farm (Northern Line) located circa 300 metres to the north-east past the Regent's Park Road railway bridge.



Figure 2: The Application Site in 1971

3 General Background

- 3.1 The development of wine outlet warehouses began in the late 1970s and early 1980s. Wine wholesale warehouses responded to the pre-2003 licensing law, which provided a relaxed wholesale regime for sales to the trade and the public, of 12 bottle cases. Such outlets offered customers a wider choice of wines, often from small growers, in an authentic and demystifying format, which combined stock in cases, great enthusiasm and the ability to taste. At this early stage, the development of businesses depended on customers visiting, and many became regular private clients.
- 3.2 Import duty was paid on wine held in wine outlet warehouses, so the main stock was held in bonded warehouses elsewhere to allow duty to be deferred. The wine warehouse itself was a single operational unit.
- 3.3 Bibendum Wine Ltd was typical of such operations but also had a retail licence, partly so that sales of quantities smaller than a case to private clients might take place. Although a Certificate of Lawfulness was granted in 1994 for the ground floor as retail, this was never used as such on an independent basis and remained firmly part of the overall Bibendum Wine Ltd operation, connected to the upstairs office floors.
- 3.4 Through the 1980s and 1990s, Bibendum Wine Ltd developed its wholesale business to the trade with the effect of increasing throughput in bonded warehouses; the office element in 113 Regent's Park Road accordingly increased. The importance of visiting trade to Regents Park Road decreased, partly as mail order distribution became more common and also as the large supermarkets moved into the field. The effects of the internet enhanced the move to distribution, and these effects again tended to increase the office activities at Regents Park Road.
- 3.5 Indeed, in 1999 the private client business headed into mail order and then online, and as a consequence the ground floor retail activities ceased. Three letters from former customers commenting on the closure of the shop are attached as **Appendix 2**. Original copies can be provided if requested.
- 3.6 113 Regent's Park Road became an office headquarters for a wholesale trade drinks distribution business, and it has remained in this activity to date.
- 3.7 It is noted that no works were undertaken at the time to the ground floor. A number of desks were brought into the building to create an office layout. Substantial works were undertaken at the beginning of 2005 as part of the wider refurbishment of the building and erection of the mansard storey. In this occasion, ancillary facilities were added to the ground floor such as meeting rooms and a kitchenette.
- 3.8 Today, Bibendum Wine Ltd is a leading independent wine supplier in the UK. A company story, including the 1999 closure of the ground floor retail activities, is outlined in the company's website: <http://www.bibendum-wine.co.uk/about-us/our-story>.
- 3.9 Since 1999, no full retail activities that have taken place in the building. On occasion, there were private sales of wine (left over from events) to staff, which took place on the ground floor.
- 3.10 A temporary wine sale took place at 113 Regent's Park Road between 16 October and 5 December 2014. It was organised by The Wondering Wine Company, a trading arm of Bibendum Wine Ltd, and it occupied some 1.4 % of the ground floor (4.4 sq.m. of the total 318 sq.m.). This was part of the small client seating area at the entrance, and did not affect the office operations in any way.

- 3.11 It is also noted that Bibendum Wine Ltd has a warehouse in Reading from which it dispatched wine to its customers. The wine is not sold from 113 Regent's Park Road and it is very occasionally delivered and collected from the premises.
- 3.12 Furthermore, Bibendum Wine Ltd sold its private client business in November 2013 and since then, it cannot legally sell products to private customers. The contract is provided as **Appendix 3** and should be treated as strictly private and confidential.

Licence for sale of alcohol

- 3.13 A licence for sale of alcohol is not strictly necessary for an office. Nevertheless Bibendum Wine Ltd has retained a licence for sale of alcohol at ground floor level on a precautionary basis, given the nature of its wine merchant business where a bottle of wine might occasionally be sold, as in the case of left-over sales to staff.
- 3.14 It is noted that alcohol licensing is entirely separate from planning and concerns the use and suitability of premises for sales of liquor.
- 3.15 An online licensing search has been undertaken and it is summarised below.
- 3.16 A licence application was submitted in August 2005 further to the 2003 Licensing Law coming into force. The description of the premises in the application form reads: *"Offices. No facilities for taking cash orders taken only. Wine distributed from bonded warehouse. Very occasionally wine delivered and collected from premises"*. Because at the time works to refurbish the building and erect the mansard storey were taking place, the plan associated with the licence shows 109/111 Regent's Park Road where Bibendum Wine Ltd was temporarily operating.
- 3.17 A new licence application was then submitted in March 2007 when the 'designated premises supervisor' changed. In line with the 2005 licence, the description of the premises in the application form reads: *"Import wines and sell on to external companies, i.e. wine bars, restaurants, etc. The wines are kept at a bonded warehouse in Purfleet, and not sold from the premises"*. The plan associated with the licence was not updated and showed again nos. 109/111 Regent's Park Road.
- 3.18 The current licence is dated 2012 and was required when the 2007 licence expired. Details of proposed variation reads: *"To vary the layout of the ground floor of the premises in accordance with the proposed plans supplied in support of this application by the applicant. All licensable activities and conditions to remain as existing"*.
- 3.19 In this occasion, the accompanying plan was updated to reflect the 113 Regent's Park Road premises. The plan does not refer to the use of the ground floor but it only shows those features necessary for licence purposes such as fire exits and security alarms.
- 3.20 The licence application forms and related plans are provided as **Appendix 4**.
- 3.21 Camden Council advised that it does not hold licensing records prior to 2005.

4 Planning History

Planning History

- 4.1 A planning history search was undertaken at Camden Council's offices on 20 June 2014 by Suzanne Crawford of JLL. All the applications relating to 113 Regent's Park Road were investigated.
- 4.2 **Appendix 5** details a full record of the planning history, dating back to 1969, whilst the paragraphs below set out the applications relevant to this Certificate.
- 4.3 On 7 June 1994, a Certificate of Lawfulness (ref: 9400518) was issued that confirmed both the legal use of the ground floor as Class A1 retail and of the first floor Class B1(a) offices (see **Appendix 6**). The accompanying application form noted that the ground floor had been in retail use since August 1982. As such, Class A1 Use (shop) was considered lawful in 1994 for the ground floor due to the retail activity spanning more than 10 years prior.
- 4.4 There are no further applications related to the ground floor use since 1994 although, as explained in Section 3 of this Statement, in 1999 the private client business headed into mail order and then online and as a consequence the ground floor retail activities ceased. 113 Regents Park Road became an office headquarters for a wholesale trade drinks distribution business, and it has remained in this activity to date.
- 4.5 Three planning applications were submitted after 1999.
- 4.6 An application for the renewal of an office roof extension consent was granted in September 2001 (PEX 0100234), provided as **Appendix 7**. This application refers to a 1995 application (ref. 9501854R1) granted in August 1996.
- 4.7 It is noted that because no building works took place as part of the 1999 change of use, Bibendum Wine Ltd submitted the same existing and proposed plan used for a planning application granted in August 1996 (ref. 9501854R1). These plans are dated 1985 and therefore still indicate the existing use of the ground floor as retail, despite the 1999 change of use. The proposed plan clearly refers to the additional floor as offices, and the annotation of the ground floor is no more than a left-over on the plan, forming no part of the application.
- 4.8 The decision notice, existing and proposed plans are provided as **Appendix 8**.
- 4.9 The original consent for the additional storey was granted in October 1985 (ref. PL/8500986) for *"the erection of a mansard roof extension for the storage of wine and for additional ancillary office space"*.
- 4.10 An application for the creation of a recess in pitch roof for installation of air conditioning units was granted in October 2003 (ref. 2003/1593/P), the decision notice is provided as **Appendix 9**. The officer's report confirms the building to be a former garage converted to an office building for a wine merchant and this is also indicated in the application form refers to the use of the building as office / storage. The officer's report is provided as **Appendix 10**.
- 4.11 Finally, a further application for the erection of an office mansard roof extension was granted in July 2005 (2005/1898/P). This was a revision to the 2001 planning permission and no reference was made to the use of the building in the application documents. The decision notice is provided as **Appendix 11**.

- 4.12 On 9 December 2014, JLL submitted a prior approval notification for change of use of the building from offices to residential (ref. 2014/7695/P) and a full planning application for external alterations to the building (ref. 2014/7696/P).
- 4.13 The prior approval notification was withdrawn on 28 January 2015 whilst application ref. 2014/7696/P is still pending determination.

5 The Planning Justification

Introduction

- 5.1 The ground floor of 113 Regent's Park Road has been in continuous use in its entirety as an Office (Class B1) for at least the past 10 years. This Certificate of Lawfulness application seeks to confirm this position in legal terms.

Legal Context

- 5.2 The issue of a certificate of lawfulness of use under s191 Town and Country Planning Act (the Act) and its associated Planning Practice Guidance (PPG) provide that the burden of proof is on the applicant and that the relevant test is that the case is to be made on the balance of probability
- 5.3 Furthermore, NPPG advises that (Paragraph: 010 Reference ID: 17c-010-20140306):

'a certificate for existing use must include a description of the use, operations or other matter for which it is granted regardless of whether the matters fall within a use class. But where it is within a "use class", a certificate must also specify the relevant "class". In all cases, the description needs to be more than simply a title or label, if future problems interpreting it are to be avoided. The certificate needs to therefore spell out the characteristics of the matter so as to define it unambiguously and with precision'.

- 5.4 This section therefore establishes that the relevant test has been satisfied and that the use of the ground floor of the building has been Class B1(a) offices for the past 10 years from 2005.

The Case

- 5.5 The case for granting a Certificate of Lawfulness of Existing Use as offices for the ground floor of 113 Regent's Park Road is based on the fact that the use as a Class B1(a) office began at least ten years before the date of this application. The justification relies upon:

1. Bibendum Wine Ltd's business
2. Statutory declarations
3. Planning history
4. Other plans
5. Rating description
6. Licence applications
7. Valuation reports
8. Bibendum Wine Ltd Website

1) Bibendum Wine Ltd's business

- 5.6 Bibendum Wine Ltd operates as a wine wholesaler and importer which distributes wine from a bonded warehouse in Reading. The wine is not sold from 113 Regent's Park Road and it is very occasionally delivered and collected from the premises.
- 5.7 The building has been functioning as a single operational unit from 1982, thus this Certificate seeks formal confirmation of the existing office use of the ground floor.

- 5.8 As explained in Section 3 of this Statement, when it first started to operate the business included an element of retail / wholesale warehouse at ground floor in line with the pre 2003 licensing law. This provided a relaxed wholesale regime for sales to the trade and the public of cases of 12 bottles. At this early stage, the development of business depended on customers visiting and many became regular private clients.
- 5.9 It is important to note that the retail area was never used as such on an independent basis but it was firmly part of the overall Bibendum Wine Ltd operation, dependent on the offices located at first floor.
- 5.10 Through the 1980s and 1990s, Bibendum Wine Ltd developed its wholesale business to the trade with the effect of increasing throughput in bonded warehouses; the office element in 113 Regent's Park Road accordingly increased and in 1999 the private client business headed into mail order and then online, and as a consequence the ground floor retail activities ceased.
- 5.11 113 Regents Park Road became an office headquarters for a wholesale trade drinks distribution business and it has remained in this activity, covering of course the critical last 10 years from 2005. Furthermore, Bibendum Wine Ltd sold its private client business in November 2013 and since then it cannot legally sell products to private customers.
- 5.12 It is unfortunate that the base plan for the 1995 application ref. 9501854R1 was re-used for applications relating to the roof, but it is a fact that after 1999 there was no separate retail on the ground floor. The enthusiasm of the individuals involved however remained as strong as ever and occasional sales to staff and eventually The Wondering Wine Company sale have taken place, but they have been strictly ancillary to the primary use as a use as an office.
- 5.13 The above clearly demonstrates that Bibendum Wine Ltd's business falls within the Use Class B1(a) offices and that it operated across all floors, including the ground level.

2) Statutory declarations

- 5.14 Three Statutory Declarations have been signed confirming that the ground floor has been in office use for over ten years.
- 5.15 Michael Saunders, Managing Director at Bibendum Wine Ltd, confirms that:
- The ground floor has been used as offices since September 1999;
 - The first floor has been uses as offices since 1984, made lawful on 7 June 1994; and
 - The second floor has been uses as offices since its construction in 2005.
- 5.16 In his Statutory Declarations, provided as **Appendix 12**, Mr Saunders also confirms that occasional sales to staff take place at ground floor and that Bibendum Wine Ltd authorised a temporary wine bin-end sale on the ground floor of 113 Regent's Park Road by The Wondering Wine Company that took place between 16 October and 5 December 2014. The Statutory Declarations clearly explains that such activities are ancillary to the main Bibendum Wine Ltd's business: wine wholesaler and importer (i.e. Class B1(a) offices).
- 5.17 Simon Swift, Managing Director of The Wondering Wine Company, states that he has been visiting the premises since January 2005 first as a customer, until April 2010, and then as an employee of The Wondering Wine Company, from October 2010 to date.
- 5.18 He confirms to his knowledge that since January 2005, the ground floor has been used as Class B1(a) offices.

- 5.19 He also notes that to his knowledge, the first floor has been used as Class B1(a) offices since January 2005 and that the use of the second floor has been Class B1(a) offices since its construction in 2005.
- 5.20 Mr Swift confirms that The Wondering Wine Company used part of the entrance of Regent's Park Road between 16 October and 5 December 2014 for a temporary wine bin-end sale. The Statutory Declarations, provided as **Appendix 13**, is accompanied by a plan that demonstrates that the temporary retail area occupied some 1.4 % of the ground floor de minimis: 4.4 sq.m. of the total 318 sq.m. This was part of the small client seating area at the entrance, and did not affect the office operations in any way.
- 5.21 Finally Mick Hubbert, RBS Relationship Director to Bibendum Wine Ltd, confirms that he has regularly visited the premises, at least 4 times per year, since September 2003 and that during this time the ground floor has been used as offices.
- 5.22 Mr Hubbert's Statutory Declaration is provided as **Appendix 14**.

3) Planning history

- 5.23 The ground floor retail use and the first floor office use were established with the 1994 Certificate of Lawfulness.
- 5.24 The 1999 change of use of the ground floor to offices was not formalised by a planning permission, and no Enforcement Notice was served by Camden Council with respect to the office use.
- 5.25 However the 2003 Officer's report (2003.1593/P) for the creation of a recess in pitch roof for installation of air conditioning units, indicates the building to be a former garage converted to an office building for a wine merchant and no reference is made to any retail activity.
- 5.26 The 'online summary' pages for the 2003 and 2005 applications refer to the 113 Regent's Park Road to be in Class A1 use. These pages are for information only and have no weight in planning terms. Indeed, the main elevation of 113 Regent's Park Road preserves the appearance of a retail frontage that can be misleading to members of the public.
- 5.27 The use of the second floor is not specified in the decision notices or application forms of the 2001 and 2005 applications. Nevertheless, the proposed drawings clearly indicate the use of this floor as Class B1(a) offices. It is also noted that these applications make reference to the 1995 and 1985 permissions for the erection of an additional storey for the storage of wine and additional office space.
- 5.28 Therefore, the planning history confirms that the use of all three floors of 113 Regent's Park Road is Class B1(a) offices further demonstrating that the ground floor has always been firmly part of the overall Bibendum Wine Ltd operation.

4) Other plans

- 5.29 Prior to the works for the erection of the second floor, Bibendum Wine Ltd commissioned BBA Architects to produce existing and proposed plans of the building.
- 5.30 The Survey Plan dated January 2004 and the Proposed Plan dated November 2004 clearly show ground, first and second floors in office use. These are provided as **Appendix 15**.
- 5.31 Whilst the 2004 plans were not submitted as part of a planning application, they are dated and should therefore be considered as part of the evidence put forward in support of this Certificate.

5) Rating description

- 5.32 The Valuation Office Agency ratings from September 2005 to April 2010 (current valuation) indicate the use of the building to be "offices and premises" (**Appendix 16**).
- 5.33 The ratings description clearly indicates the ground floor as being in office use, with ancillary kitchen and storage areas. No reference is made to retail use.

6) Licence Applications

- 5.34 It is acknowledged that a licence for the sale of alcohol is not required for an office premises that trades wine. Although no formal retail activities or sales to visiting members of the public take place at 113 Regent's Park Road, the trading nature of Bibendum Wine Ltd's business means that alcohol may change hands in exchange for money on occasion such as private sales to staff.
- 5.35 It is therefore considered understandable that as a precautionary measure, Bibendum Wine Ltd would want to ensure that a retail licence is in place in the event of such sales to staff.
- 5.36 It should be stressed that on these occasions, the sale of alcohol remains ancillary to the Bibendum Wine Ltd's business: wine wholesaler and importer, which distributes wine from a bonded warehouse.
- 5.37 Indeed, this is confirmed in the licence applications submitted in 2005, 2007 and 2012. They all specify that wine is not sold from the premises and that very occasionally wine is delivered and collected 113 Regent's Park Road.
- 5.38 This demonstrates that the licence for sale of alcohol is needed for precautionary measure and that the rare occasions in which alcohol is sold from the premises, this activity is ancillary to the main wholesale business of Bibendum Wine Ltd.

7) Valuation Reports

- 5.39 Three Valuation Reports are available for 113 Regent's Park Road, dated April 2007 (RBS), May 2010 (Vail Williams) and March 2013 (Vail Williams).
- 5.40 These are submitted under separate cover as **Appendices 17, 18 and 19**, and should be treated as strictly private and confidential.
- 5.41 All the Valuation Reports refer to the ground and upper floors of the building as being in office use and confirm that the current use of the property is Class B1 (business – offices) of the Use Classes Order.

8) Bibendum Wine Ltd Website

- 5.42 The closure of the retail activities of Bibendum Wine Ltd are clearly stated on their website: <http://www.bibendum-wine.co.uk/about-us/our-story>. Specifically, the '1999 page' indicates that "*the shop shuts its doors for the final time as our private client business heads into mail order and then online*". This is provided as **Appendix 20**.
- 5.43 The applicant's website makes it clear that no retail operations take place at 113 Regent's Park Road.

6 Conclusions

- 6.1 113 Regent's Park Road is a three storey office building located within the Primrose Hill Conservation Area. This Planning Statement sets out the grounds for granting a Certificate of Lawfulness of Existing Use for the ground floor for offices.
- 6.2 The evidence presented is overwhelmingly in favour of the Certificate being granted. The test in law is on the "*balance of probability*" and this is achieved with the evidence available.
- 6.3 On the basis of the information provided in Sections 3, 4 and 5, it is clear that:
- The building has been functioning as one operational unit since 1982.
 - The ground floor retail activity was never used on an independent basis and remained part of the overall Bibendum Wine Ltd operation.
 - The use of the ground floor as an office began in 1999, over ten years before the date of this Certificate as demonstrated by the evidence provided.
 - Any occasional retail activity is strictly ancillary to the office use of the premises, as demonstrated by the evidence provided (temporary, small site coverage, limited sales).
 - Licensing applications were submitted on a precautionary basis, given the trading nature of Bibendum Wine Ltd's business.
- 6.4 It is therefore considered that the Certificate should be granted.

Appendix 1 - Site location plan

Appendix 2 - Letters from former customers

Appendix 3 - Asset Purchase Agreement 2013 (PRIVATE AND CONFIDENTIAL)

Appendix 4 - Licence application forms

Appendix 5 - Planning History

Reference	Proposal	Decision
2014/7696/P	Alterations to fascia and vaults' doors, alterations to fenestration (front, rear and side windows), relocation of plant from roof level to vaults, creation of roof windows at roof level.	Pending
2014/7695/P	Prior approval notification for change of the building from offices to residential.	Withdrawn 28/01/15
2005/1898/P	Erection of a mansard roof extension with rooflights (this application is for revisions to previous planning permission dated 10/09/2001 (PEX0100234).	Granted 28/07/2005
2003/1593/P	Creation of recess in pitched roof behind front parapet for installation of air conditioning units; alterations including installation of roller shutters in front of new and replaced windows.	Granted 14/10/2003
PEX0100234	Renewal of planning permission for the erection of a mansard roof extension, as shown on drawings D509/1 and D509/02.	Granted 10/09/2001
9501854R1	Renewal and amendment of planning permission for the erection of a mansard roof extension, as shown on drawing nos. D 509/1 and 02.	Granted 13/08/1996
P9601427	Alterations to the fenestration in the rear elevation, as shown on drawing nos. 953-EX-01, 953-GA-01B, 953-AT-01, 02, 953-EX-01 (April '96), 875-SK-10.	Granted 28/06/1996
9501854	Erection of a mansard roof for storage and ancillary office use (renewal of planning permission (reference 9003447) granted on 28.02.91).	Withdrawn
9500388	Park Road NW1 The reinstatement of four windows at first floor level at the rear as shown on drawing numbers MC512/SK01 02C revised on 5 May 1995 and 12 May 1995.	Granted 22/06/1995
9400518	Application for certificate of lawfulness for use as retail on ground floor and offices on first floor.	Granted 7/06/1994
9003447	The erection of a mansard roof for storage and ancillary office use (renewal of permission granted on 15.10.85 Reg No. 8500986) as shown on drawing nos. D509/2C 03 04A.	Granted 21/02/1991
8500986	The erection of a mansard roof extension for the storage of wine and for additional ancillary office space. As shown on drawing numbered D509/2.	Granted 02/10/1985

AD2127	The display of an externally illuminated shop fascia sign.	Granted 06/12/1982
31938/R2	Refurbishment of the existing industrial accommodation, together with refurbishment, conversion and extension of other accommodation to provide showrooms (ground floor and basement of Nos 115 & 117 Regents Park Road), Estate Agents office, ground floor and basement (119 Regents Park Road) and 26 flats and the provision of a new means of access to King Henry's Road.	Granted 27/05/1981
1989	Demolition of all the buildings on the site, which is within a Conservation Area.	Granted 02/02/1979
26894/R	Redevelopment of the whole site to provide basement car-parking with access retained to the adjoining industrial premises, ground floor bank and commercial/industrial floor apace, and two four-storey residential blocks over.	Refused 18/06/1979
21028	Redevelopment by the erection of a basement and part 5 storey, part 6 storey building comprising car parking for 35 cars, petrol filling station, retail space, restaurant/ bar, bank, offices and 34 dwellings.	Refused 17/11/1975
8275	Erection of 120 room hotel, supermarket, petrol filling station, offices, conference suits and basement car park.	Granted 26/02/1970
7484	Erection of 112, room hotel, supermarket, petrol filling station, offices and conference suite, together with basement car park, at 113/119, Regents Park Road and 1B & 1C King Henry's Road, Camden.	Refused 06/11/1969

Appendix 6 - Certificate of Lawfulness (ref: 9400518), decision notice

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Appendix 20 - Page from Bibendum Wine Ltd website



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