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Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

| 1. Applicant Na | ame, Address and Contact Details | |
|---------------------|--|-------------------------------|
| Title: Mr | First Name: Rustam | Surname: Rezai |
| Company name: | | |
| Street address: | 21 Strutton Ground | |
| | | Telephone number: |
| | | Mobile number: |
| Town/City: | London | Fax number: |
| Country: | England | Email address: |
| Postcode: | SW1P 2HY | |
| Are you an agent a | acting on behalf of the applicant? | |
| | | |
| 2. Agent Name | , Address and Contact Details | |
| Title: Mr | First Name: | Surname: Aslan |
| Company name: | ARCHPL LTD | |
| Street address: | 33B Grand Parade | |
| | GREEN LANES | Telephone number: 02088092320 |
| | HARINGEY | Mobile number: |
| Town/City: | LONDON | Fax number: |
| Country: | | Email address: |
| Postcode: | N4 1LG | sa@archpl.co.uk |
| | | |
| 3. Description | of the Proposal | |
| Please describe th | ne proposed development including any change of us | se: |
| 8 | A1 use class unit to A3 use class café/Restaurant (R | |
| Has the building, v | vork or change of use already started? | s • No |

| 4. Site Addres | ss Details | | | |
|---|---|--|------------|----|
| Full postal addre | ss of the site (including full postcode whe | ere available) Description: | | |
| House: | Suffix: | | | |
| House name: | 44-50 | | | |
| Street address: | New Oxford Street | | | |
| | | | | |
| | | | | |
| Town/City: | LONDON | | | |
| Postcode: | WC1A 1ES | | | |
| Description of lo | cation or a grid reference eted if postcode is not known): | | | |
| Easting: | 530111 | | | |
| Northing: | 181469 | | | |
| 1 | | | | |
| 5. Pre-applica | tion Advice | | | |
| | | | | |
| Has assistance of | or prior advice been sought from the local | authority about this application? | O Yes No | |
| | | | | |
| 6. Pedestrian | and Vehicle Access, Roads and | Rights of Way | | |
| Is a new or altere | ed vehicle access proposed to or from the | e public highway? | | No |
| Is a new or altere | ed pedestrian access proposed to or from | the public highway? | | No |
| Are there any ne | w public roads to be provided within the | site? | | No |
| Are there any ne | w public rights of way to be provided with | nin or adjacent to the site? | | No |
| Do the proposals | s require any diversions/extinguishments | and/or creation of rights of way? | ○ Yes ● | No |
| 7. Waste Stor | age and Collection | | | |
| | | | O. W O. | |
| | orporate areas to store and aid the collect | tion of waste? | Yes | No |
| If Yes, please property Please refer to I | Design Access Statement | | | |
| Have arrangeme | nts been made for the separate storage a | and collection of recyclable waste? | | No |
| 1 | | | | |
| 8. Authority E | imployee/Member | | | |
| (a) a m (b) an e (c) rela | ne Authority, I am: ember of staff elected member ted to a member of staff ted to an elected member | Do any of these statements apply to you? | ○ Yes ● | No |
| | | | | |

|). Materials | | | | | | | | | | |
|---|---------------------------|---------------------------------------|-----------------------|------------|--------------|-------------|---------|-------|--------------|----|
| Please state what materials (ir | actuding type, colour ar | nd name) are to be us | od oxtornally (if a | anlicable) | | | | | | |
| OTHER - description: | iciduling type, colour ar | iu riairie) are to be us | ed externally (if a | opiicabie) |). | | | | | |
| · | raction system | | | | | | | | | |
| Description of existing materia | - | | | | | | | | | |
| N/A | | | | | | | | | | |
| Description of proposed mater | | | | | | | | | | |
| N/A Internal no external mate | rials apart from louver | | | | | | | | | |
| Are you supplying additional ir | oformation on submitted | d plan(s)/drawing(s)/d | lesian and access | statemer | nt? | | Yes | | No | |
| | | | _ | Staterner | | 9 | 103 | | 10 | |
| If Yes, please state references Design and Access Statemen | | g(s)/design and acces | ss statement: | | | | | | | |
| Design and Access Statemen | | | | | | | | | | |
| I0. Vehicle Parking | | | | | | | | | | |
| io. Venicle Parking | | | | | | | | | | |
| No Vehicle Parking details wer | e submitted for this app | olication | | | | | | | | |
| | | | | | | | | | | |
| I1. Foul Sewage | | | | | | | | | | |
| Please state how foul sewage | is to be disposed of: | | | | | | | | | |
| Mains sewer | • | treatment plant | | | Unknown | ~ | | | | |
| Septic tank | Cess pit | · | | | Other | | | | | |
| _ | • | | _ | | | _ | | | | |
| Are you proposing to connect | to the existing drainage | e system? | O Yes O | No 💩 | Unknown | | | | | |
| | | | | | | | | | | |
| 12. Assessment of Floor | d Risk | | | | | | | | | |
| Is the site within an area at risl | k of flooding? (Refer to | the Environment Age | ency's Flood Man | showing | | | | | | |
| flood zones 2 and 3 and consu | ult Environment Agency | · · · · · · · · · · · · · · · · · · · | | | ity | | | | | |
| requirements for information a | s necessary.) | | | | | 0 | Yes | • | No | |
| W.V | | | | | | | | | | |
| If Yes, you will need to submit | an appropriate flood ri | sk assessment to con | isider the risk to th | e propos | ed site. | | | | | |
| ls your proposal within 20 met | res of a watercourse (e | e.g. river, stream or be | eck)? | | | 0 | Yes | • | No | |
| Will the proposal increase the | flood risk elsewhere? | | | | | 0 | Yes | • | No | |
| How will surface water be disp | posed of? | | | | | | | | | |
| Sustainable drainage sys | stem 🔽 | Main sewer | | | Pond/lake | | | | | |
| Soakaway | | Existing watercourse | Э | | | | | | | |
| | | | | | | | | | | |
| 13. Biodiversity and Geo | ological Conserva | tion | | | | | | | | |
| • | | | | | | | | | | |
| To assist in answering the follo important biodiversity or geolo | | | | | | | | | | |
| Having referred to the guidanc application site, OR on land ac | | | he following being | affected | adversely or | conserved a | and enh | nance | ed within th | ne |
| a) Protected and priority speci | es | | | | | | | | | |
| Yes, on the development | site | Yes, on la | and adjacent to or | near the | proposed dev | elopment | | • | No | |
| b) Designated sites, important | habitats or other biodiv | versity features | | | | | | | | |
| | | | | | | | | | | |

| 3. Biodiversity and Geological Conservation Yes, on land adjacent to or near the proposed development Yes, on the development site Yes, on land adjacent to or near the proposed development Yes, on the development site Yes, on land adjacent to or near the proposed development Yes, on the development site Yes, on land adjacent to or near the proposed development Yes, on the development site At use class Gift and Coffee Shop The site current use of the site: At use class Gift and Coffee Shop The site current water the site: At use class Gift and Coffee Shop The site current water the site: At use class Gift and Coffee Shop The site current water the site: The site current water the site: At use class Gift and Coffee Shop The site of the site: The site current water the site: The site of the site: The sit | Ves, on the development site | Ves, on the development site | Ves, on the development site | | | | | | | | | | | | | |
|--|--|--|--|-----------------------------|-----------|-----------|------------|-------------|------------|---------------|----------------------------|------------|----------------|----------|--------|------|
| Peastures of geological conservation importance Yes, on land adjacent to or near the proposed development No No No | Features of geological conservation importance Yes, on land adjacent to or near the proposed development No Yes, on land adjacent to or near the proposed development No No No No No No No No No N | Features of geological conservation importance Yes, on the development site | Features of geological conservation importance Yes, on the development site | B. Biodiversity and (| Geolog | gical C | onser | vation | | | | | | | | |
| Peastures of geological conservation importance Yes, on land adjacent to or near the proposed development No No No | Features of geological conservation importance Yes, on land adjacent to or near the proposed development No Yes, on land adjacent to or near the proposed development No No No No No No No No No N | Features of geological conservation importance Yes, on the development site | Features of geological conservation importance Yes, on the development site | Yes, on the developm | nent site | | | | Ye | es, on land a | djacent to or near the pr | oposed dev | elopment | | | No |
| A. Existing Use Please describe the current use of the site: | A. Existing Use ease describe the current use of the site: 1 use class Giff and Coffee Shop the site currently vacant? 2 Yes © No 2 No 2 No 2 No 2 No 2 No 3 No 3 No 4 No 5 No 6 No 7 No 6 No 7 No 6 No 7 No 7 No 8 N | Ves, on land adjacent to or near the proposed development No **Existing Use** **Sease describe the current use of the site: **Use class Gift and Coffee Shop** **The site currently vacent?** **Pes ** No ** | Ves, on land adjacent to or near the proposed development No **Existing Use** **Sease describe the current use of the site: **Use class Gift and Coffee Shop** **The site currently vacent?** **Pes ** No ** | | | | | | | | | | • | | | |
| ## A: Existing Use Please describe the current use of the site: | A. Existing Use Bease describe the current use of the site: It use class Girl and Coffee Shop the site currently vacant? Or yes © No set he proposal involve any of the following? yes, you will need to submit an appropriate contamination assessment with your application. Individual insent or submit an appropriate contamination assessment with your application. Individual insent on the contamination is suspected for all or part of the site? Or yes © No Trees and Hedges The there trees or hedges on the proposed development site? Or yes © No The there trees or hedges on the proposed development site? Or yes © No The there trees or hedges on the proposed development site that could influence the presence of contamination? Or yes © No The there trees or hedges on the proposed development site that could influence the presence of the proposed development or might be important as part of the local landscape character? Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority, if a Tree Survey is present the survey should contain, in accordance with the oursent BS5837: Trees in relation to design, demolition and construction - Recommendation Trade Effluent Trade Effluent Trade Effluent Or yes © No Market Housing - Proposed Or yes © No Market Housing - Existing Warket Housing - Existing Number of bedrooms Or yes © No Market Housing - Existing Number of bedrooms Or yes © No Market Housing - Existing Number of bedrooms Or yes © No Starket Housing - Existing Number of bedrooms Flourer Riss Photocom Number of bedrooms Starket Housing - Existing Number of bedrooms Starket Housing - E | Existing Use asse describe the current use of the site: 1 use class Gift and Coffee Shop the site currently vacant? 9 Yes ® No 8 No 8 No 9 No 9 No 9 No 9 No 9 No 9 No 1 No | Existing Use asse describe the current use of the site: 1 use class Gift and Coffee Shop the site currently vacant? 9 Yes ® No 8 No 8 No 9 No 9 No 9 No 9 No 9 No 9 No 1 No | Features of geological co | onserva | ition imp | ortance | ! | | | | | | | | |
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| Market Housing - Proposed Number of bedrooms | Des your proposal include the gain or loss of residential units? Market Housing - Proposed | Des your proposal include the gain or loss of residential units? Warket Housing - Proposed | Des your proposal include the gain or loss of residential units? Warket Housing - Proposed | 7 Desidential Unite | | | | | | | | | | | | |
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| 1 2 3 4+ Unknown | 1 2 3 4+ Unknown | 1 2 3 4+ Unknown Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown 1 2 3 4+ Unknown Bedsits/Studios Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown | 1 2 3 4+ Unknown Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown 1 2 3 4+ Unknown Bedsits/Studios Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown | market Housing - Proposed | | Num | her of he | droome | | _ | warket Housing - Exist | ing | Numb | er of he | drooms | |
| Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown Bedsits/Studios Cluster Flats Flats/Maisonettes Flats/Maisonettes Live-Work Units Sheltered Housing Unknown | Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Live-Work Units Sheltered Housing Unknown | Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Cheltered Housing Unknown Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Live-Work Units Cheltered Housing Unknown | Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Cheltered Housing Unknown Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Live-Work Units Cheltered Housing Unknown | | 1 | | 1 | | Unknown | - | | 1 | | | 1 | _ |
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| Proposed Market Housing Total Existing Market Housing Total | Proposed Market Housing Total Existing Market Housing Total | Proposed Market Housing Total Existing Market Housing Total | Proposed Market Housing Total Existing Market Housing Total | UTIKNOWN | | | | | | | Unknown | | | | | |
| | | | | Proposed Market Housing Tot | tal | | | | | | Existing Market Housing | Total | | | | |

| Social Rented Housing - P | oposed | | | | | So | ocial Rente | d Housing - Ex | cisting | | | | |
|-----------------------------|------------|----------|-----------|----------|----------|--|---------------|---------------------------|---------|----------------------|----------------|------------|---------------------|
| | | Num | ber of be | drooms | | | | | | Num | ber of be | edrooms | |
| | 1 | 2 | 3 | 4+ | Unknow | i – | | | 1 | 2 | 3 | 4+ | Unknowi |
| Bedsits/Studios | | | | | | Ве | edsits/Studio | os | | | | | |
| Cluster Flats | | | | | | Clu | uster Flats | | | | | | |
| Flats/Maisonettes | | | | | | Fla | ats/Maisone | ettes | | | | | |
| Houses | | | | | | Ho | ouses | | | | | | |
| _ive-Work Units | | | | | | Liv | ve-Work Un | its | | | | | |
| Sheltered Housing | | | | | | Sh | neltered Hou | using | | | | | |
| Jnknown | | | | | | Un | nknown | | | | | | |
| Proposed Social Housing To | tal | | | |] | Ex | tisting Socia | al Housing Tota | I | | | |] |
| ntermediate Housing - Pro | pposed | - | | | | Int | termediate | Housing - Exi | sting | | | | |
| | | Num | ber of be | drooms | | 1 - | | | | Num | ber of be | edrooms | |
| | 1 | 2 | 3 | 4+ | Unknow | 1 – | | | 1 | 2 | 3 | 4+ | Unknow |
| Bedsits/Studios | | | | | | Ве | edsits/Studio | os | | | | | |
| Cluster Flats | | | | | | Clu | uster Flats | | | | | | |
| Flats/Maisonettes | | | | | | Fla | ats/Maisone | ettes | | | | | |
| Houses | | | | | | Ho | ouses | | | | | | |
| _ive-Work Units | | | | | | Liv | ve-Work Un | its | | | | | |
| Sheltered Housing | | | | | | Sh | neltered Hou | using | | | | | |
| Unknown | | | | | | Un | nknown | | | | | | |
| Proposed Intermediate Hous | ing Total | | | |] | Ex | isting Intern | nediate Housin | g Total | | | |] |
| Key Worker Housing - Pro | nosad | | | | | Ke | w Worker I | Housing - Exis | ting | | | | |
| Ney Worker Housing - Fro | Joseu | Num | ber of be | drooms | | l Ke | ey Worker i | nousing - Exis | ling | Num | ber of be | drooms | |
| | 1 | 2 | | 4+ | Linknou | - | | | 1 | | | 4+ | Linknow |
| Bedsits/Studios | ' | 2 | 3 | 4+ | Unknow | | edsits/Studio | | ' | 2 | 3 | 4+ | Unknow |
| Cluster Flats | - | | | | | | uster Flats | | - | | | | |
| | | | | | | ┤ | | | | | | | |
| Flats/Maisonettes | | | | | | ł | ats/Maisone | elles | | | | | |
| Houses | - | | | | | | ouses | :4- | - | | | | - |
| Live-Work Units | - | | | | | | ve-Work Un | | - | | | | |
| Sheltered Housing | - | | | | | | neltered Hou | using | | | | | |
| Unknown | | | | | | Un | nknown | | | | | | |
| Proposed Key Worker Housi | ng Total | | | | | Ex | sisting Key V | Worker Housing | Total | | | | |
| | | | | | | | | | | | | | |
| B. All Types of Deve | elopme | nt: No | n-resi | dentia | l Floo | расе | | | | | | | |
| | | | | | | | | | | | | | |
| oes your proposal involv | e the los | ss, gain | or chan | ge of us | e of non | esidential floorspa | ace? | | | 9 | Yes | ○ N | 0 |
| | | | | | | - Vinting | Gross | internal | Total | gross r | new | Ne | addition |
| | | | | | | Existing gross internal | floorspa | ace to be | interna | al floors | pace | gro | ss intern |
| Use | Class/typ | oe of us | е | | | floorspace | | change of | | ed (incl | | | ace follo |
| | | | | | | square metres) | | demolition e metres) | | ges of u are metr | | | velopme are metr |
| 1 - Shops Net Tradable | Area | | | | | 158.7 | | 58.7 | (5946 | 0 | , | | -158.7 |
| | | | | | | | | | | | | | |
| 3 - Restaurants and caf | es | | | | | 0 | | 0 | | 158.7 | | | 158.7 |
| otal | | | | | | 158.7 | 15 | 58.7 | | 158.7 | | | 0 |
| or hotels, residential inst | itutions a | and host | els, ple | ase add | | | | | | | | | |
| | lace/typ | es of us | e. | | | xisting rooms to be ange of use or de | | Total roo (including o | | | N _e | et additio | onal roon |
| ا عوا ا | | | | | | | | | | . \ | . 140 | , audulii | |

| If known nles | se complete the follo | owing information reg | narding employees | · | | | | |
|-----------------|-----------------------|------------------------|---------------------|-------------------------|--------------------|---------------------------|---------------|----------|
| a mown, pied | 22 COMPICIO MIG IOM | own g morniadon ret | Full-time | Part-ti | me | Equivalent number | of full-time | |
| Existing empl | oyees | | 2 | 2 | | 3 | | |
| Proposed em | ployees | | 6 | 10 | | 11 | | |
| | | ' | | ' | | | | |
| | | | | | | | | |
| 20. Hours o | f Opening | | | | | | | |
| If known nlea | se state the hours o | f opening (e.g. 15:30 |) for each non-resi | idential use proposed: | | | | |
| | | to Friday | i | iturday | | nd Bank Holidays | | |
| Use | Start Time | End Time | Start Time | End Time | Start Time | End Time | Not Kn | own |
| A3 | 11:00:00 | 23:00:00 | 11:00:00 | 23:00:00 | 11:00:00 | 23:00:00 | | |
| | | | | | | | | |
| 04 04 4 | | | | | | | | |
| 21. Site Are | a | | | | | | | |
| What is the sit | o orog? | 116.70 | ag motros | 1 | | | | |
| what is the sit | e area? | 116.70 | sq.metres | | | | | |
| | | | | | | | | |
| 22. Industri | al or Commerci | al Processes an | d Machinery | | | | | |
| D | | | | a 2 ta | | · I de de la compa | | |
| | | ery which may be ins | | on the site and the en | d products includ | ing plant, ventilation or | air condition | ning. |
| n/a | | | | | | | | |
| Is the proposa | ıl for a waste manaq | gement development | ? | ○ Yes ⊚ N | 1o | | | |
| | | | | | | ed. Your waste plannin | a authority s | should |
| | | uires on its website. | | belore your application | can be determin | ed. Tour waste plannin | g authority s | siloulu |
| | | | | | | | | |
| 23. Hazardo | ous Substances | i | | | | | | |
| | | | | | | | | |
| Is any hazardo | ous waste involved i | n the proposal? | | ◯ Yes ⊚ N | No | | | |
| | | | | | | | | |
| A. Toxic sub | stances | | | | | Amount held on sit | е | |
| | | | | | | | | Tonne(s) |
| | | | | | | | | |
| B. Highly rea | ctive/explosive su | bstances | | | | Amount held on sit | e | |
| | | | | | | | | Tonne(s) |
| | | | | . = \ | | | | |
| C. Flammabl | e substances (unle | ess specifically nam | ned in parts A and | я в) | | Amount held on sit | e | _ , |
| | | | | | | | | Tonne(s) |
| | | | | | | | | |
| 24. Site Vis | it | | | | | | | |
| | | | | | | | | |
| Can the site b | e seen from a public | c road, public footpat | h, bridleway or oth | er public land? | Yes | No No | | |
| | | | • | e visit, whom should th | | | | |
| - | • | | - | ,, whom should th | oy contact: (1 lec | 200 GOIGOL OITIN OTTE) | | |
| The age | nt 🔘 The appli | cant Uther | person | | | | | |
| | | | | | | | | |
| | | | | | | | | |

19. Employment

25. Certificates (Certificate B) Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates. Owner/Agricultural Tenant Date notice served Name: Princesgate Ventures Limited Number: Suffix: House name: Street: Princes Gate 22/03/2017 Locality: Town: London SW7 1QJ Postcode: Rezai Title: Mr First name: Rustam Surname: **APPLICANT** 22/03/2017 Declaration made Person role: Declaration date: 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

✓ Date

22/03/2017