

3(7) offices / High Bldg. / Men's

T.P.1  
PART I

**TOWN AND COUNTRY PLANNING ACT, 1971**  
**APPLICATION FOR PERMISSION TO DEVELOP LAND**  
**IN GREATER LONDON**

For office use only  
Borough Ref. **T13/36x1A.**  
Registered No. **26208**  
Date received **19/3/48**

<b>1. APPLICANT</b>	<b>AGENT (if any) to whom correspondence should be sent</b>
Name <b>Phoenix Theatre (London) Ltd</b> <b>Monk Bretton Holdings Ltd</b> Address <b>London Borough of Camden</b> <b>c/o Ian Fraser, John Roberts and</b> <b>Partners, 1 Devonshire Street</b> <b>London W.1</b> Tel. No. <b>637/4141</b>	Name <b>Ian Fraser, John Roberts and</b> <b>Partners,</b> Address <b>1 Devonshire Street,</b> <b>London W.1.</b> Tel. No. <b>637/4141</b>

**2. PARTICULARS OF PROPOSED DEVELOPMENT**

(a) Full address or location of the land to which this application relates and site area (if known). **Charing Cross Road, Phoenix Street, Stacey Street, New Compton Street and Shaftesbury Avenue, W.C1 (see attached 1:1250 site plan)**

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. **Demolition of 125/127/129 Shaftesbury Avenue and 96-102 Charing Cross Road and erection of shop/showroom, restaurant, office and housing development**

(c) State whether applicant owns or controls any adjoining land and if so, give its location. **121 and 123 Shaftesbury Avenue, Phoenix Theatre and 104 to 110 Charing Cross Road W.C1**

(d) State whether the proposal involves:-

(i) New building(s).....	State Yes or No <b>YES</b>	If "Yes" state gross floor area of proposed building(s). <b>23281 m<sup>2</sup> net*</b> Shops/Showrooms/Restaurant/Offices only If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. <b>see London Borough of Camden illustrative drawings</b>
(ii) Alterations.....	<b>NO</b>	
(iii) Change of use.....	<b>NO</b>	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). <b>hectares/acres/m<sup>2</sup>/sq ft*</b>
(iv) Construction of a new access to a highway	vehicular... <b>YES</b> pedestrian... <b>YES</b>	
(v) Alteration of an existing access to a highway	vehicular... <b>YES</b> pedestrian... <b>YES</b>	

\*Please delete whichever inapplicable

**3. PARTICULARS OF APPLICATION**

State whether this application is for:-

(i) Outline planning permission..... **YES** for Housing Development

(ii) Full planning permission ..... **YES** for Shop/Showroom/Restaurant/Office Development

(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted..... **NO**

(iv) Consideration under Section 72 only (Industry) **NO**

If "Yes" delete any of the following which are not reserved for subsequent approval

1	siting	3	external appearance
2	design	4	means of access

If "Yes", state the date and number of previous permission and identify the particular condition (see General Notes)

Date  
Number  
The condition

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

State:-

(i) Present use of buildings/land.

(ii) If vacant, the last previous use and period of use with relevant dates.

MIXED USES

5. ADDITIONAL INFORMATION

(a) Is the application for industrial, office, warehousing, storage or shopping purposes?

State Yes or No YES

If "Yes", complete Part III of this form

(b) (i) How will surface water be disposed of? (ii) How will foul sewage be dealt with?

(i) ) Local Authority main drains (ii) )

6. PLANS

List of drawings and plans submitted with the application Note: The proposed means of enclosure and of access to the site, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only

Ian Fraser, John Roberts and Partners Drawings Nos 3003T/ 350 to 367 inclusive London Borough of Camden Drawing No. S/609/1101

I/We hereby apply for

(a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR works already constructed or carried out, or a use of land already and the accompanying plans.

Signed Ian Fraser, John Roberts and Partners Phoenix Theatre (London) Ltd Monk Bretton Holdings Limited London Borough of Camden Date 6.3.78

Note An appropriate certificate must accompany this application unless you are seeking approval to reserved matters - see General Notes. The following certificate will be appropriate if at the beginning of the period of 20 days before the date of the application you were the owner of all the land.

Certificate under Section 27 of the Town and Country Planning Act 1971

Certificate A \*

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

- I hereby certify that:- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application. 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or 3. I have given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of Tenant

Address

Date of service of notice

Signed

\*On behalf of

Date

\*Delete where inappropriate

PART III

TPI  
Part III

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS  
(Attention is drawn to 'General Notes for Applicants')

(Those questions relevant to the proposed development to be answered)

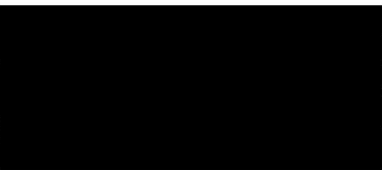
Application No.  
(For Official Use Only)

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.	N/A																																				
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (See Note overleaf)	N/A																																				
3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.	State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																				
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																				
5. (a) What is the total floor space of all buildings to which the application relates? (b) What is the amount of industrial floor space included in the above figure? (c) What is the amount of office floor space? (d) What is the amount of floor space for retail trading? (e) What is the amount of floor space for storage? (f) What is the amount of floor space for warehousing?	Existing (if any) (See General Notes)		Proposed new floor space 23281 m <sup>2</sup> / <del>sq.ft.</del> Shops/Showrooms/Restaurants offices only 18976 m <sup>2</sup> / <del>sq.ft.</del> 4305 m <sup>2</sup> / <del>sq.ft.</del> incl. service areas - m <sup>2</sup> / <del>sq.ft.</del>																																		
6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed? (ii) If you have existing premises on the site, how many of the employees will be new staff? (iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">Not known at present</p>				(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)							(ii)							(iii)						
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	M	F	M	F	M	F																															
(i)																																					
(ii)																																					
(iii)																																					
7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit? If 'NO' state why a certificate is not required.	State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																				
8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Basement servicing and car parking and ground level loading bay to shop and office development and ground floor garaging to housing development																																				
9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	-----																																				

P.T.O.

10. What is the nature volume and proposed means of disposal of any trade effluents or trade refuse?	Bin disposal
11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11)  If 'Yes' state materials and approximate quantities.	State Yes or No <input type="checkbox"/> NO
12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	N/A
13. List materials used, giving source (locality in Great Britain or port of entry) and transport used	N/A
14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case  *State name of docks or airport	(a) Greater London Council Area: ..... (b) Elsewhere in Great Britain: ..... (c) Exports through London Docks: ..... N/A other docks: ..... * (d) Exports through airports: .....

15. State reasons in full for desiring location first in Greater London and then on the proposed site.  
(Continue on a separate sheet if necessary)


 Phoenix Theatre (London) Ltd  
 On behalf of Monk Bretton Holdings Date 6.3.78 Limited  
 London Borough of Camden

**NOTE**

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

**STRIKE THROUGH ANY CERTIFICATE WHICH DOES NOT APPLY**

TP1 Part II

(see notes overleaf)

**TOWN AND COUNTRY PLANNING ACT 1971**

**IGN AT FOOT OF PAGE**

Certificate under Section 27

**CERTIFICATE B**

I hereby certify that:-

1. I have/~~the applicant has~~\* given the requisite notice to all the persons other than myself/~~the applicant~~\* who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates, viz:-

Name of owner	Address	Date of service of notice
Greater London Council	GLC London	} 14.2.78
National Freehold and Leasehold Properties Limited	Courts and Company, 15 Wimpole Street, W.1.	
St. Giles in the Fields	St. Giles High St. WCI	

~~(i) I am/the applicant is\* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27(1) of the Town and Country Planning Act 1971, in respect of the accompanying application dated~~

~~(ii) I have/the applicant has\* given the requisite notice to the following persons other than myself/the applicant\* who, 20 days before the date of the application, were owners of the land, or part thereof, to which the application relates, viz:-~~

Name of owner	Address	Date of service of notice
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~~(iii) I have/the applicant has\* taken the steps listed below, being steps reasonably open to me/him\*, to ascertain the names and addresses of the other owners of the land or part thereof and have/has\* been unable to do so:~~

~~(a) .....~~

~~(iv) Notice of application as attached has been published in the (b) .....~~

~~on (c) .....~~

~~(Attach copy of notice as published)~~

(a) Insert description of steps taken.

(b) Insert name of local newspaper circulating in the locality in which the land is situated.

(c) Insert date of publication (which must not be earlier than 20 days before the application).

**CERTIFICATE D** I hereby certify that:-

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 27(1)(a) of the Town and Country Planning Act 1971 in respect of the accompanying application dated and have/has\* taken the steps listed below, being steps reasonably open to me/him\*, to ascertain the names and addresses of any of the owners of any of the land to which the application relates and have/has\* been unable to do so:

~~(a) .....~~

~~(ii) Notice of application as attached has been published in the (b) .....~~

~~on (c) .....~~

~~(Attach copy of notice as published)~~

Note: "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

2A. None of the land to which the application relates constitutes or forms part of an agricultural holding.

~~Agricultural Holdings - If the application relates to an agricultural holding the following certificate should be completed as appropriate in substitution for paragraph 2A above or on certificate A (TP1 Part I) which should be deleted.~~

2B. I hereby certify that I have/the applicant has\* given the requisite notice to every person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of Tenant	Address	Date of service of notice
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\*Delete where inappropriate

THIS FORM MUST BE SIGNED HERE

Signature

Date 6.3.78 on behalf of Phoenix Theatre (London) Ltd Partners  
Monk Bretton Holdings Ltd London Borough of Camden