

FEE PAID £40-00
TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

Recorded **PLU21-3 MAR 1982**

T.P.1
PART I

For office use only
 Borough Ref **714/58/A**
 Registered No. **33807**
 Date received **3-3-82**

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name Comyn Ching Company (London) Ltd	Name Sweby Cowan McGlashan
Address 110 Golden Lane	Address 57 Monmouth Street
London EC1	London WC2
Tel. No.	Tel. No. 240 1616/379 3436

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known). **Ground and First Floors of 69/71 Monmouth Street, London, WC2**

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. **Temporary offices for project management and site office for the rebuilding and refurbishment of the Comyn Ching Triangle.**

(c) State whether applicant owns or controls any adjoining land and if so, give its location. **Comyn Ching and Company (London) Ltd, the freeholders of the site bounded by 45-71 Monmouth Street; 1-21 Shelton Street and 19-31 Mercer Street.**

(d) State whether the proposal involves:-

(i) New building(s).....	State Yes or No No	If "Yes" state gross floor area of proposed building(s). m²/sq ft*
(ii) Alterations.....	No	If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.
(iii) Change of use.....	Yes	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). 800 sq.ft. 74.4m²
(iv) Construction of a new access to a highway	vehicular No pedestrian No	
(v) Alteration of an existing access to a highway	vehicular No pedestrian No	

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:-

(i) Outline planning permission..... **No**

(ii) Full planning permission **Yes**

(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 **PLANNING AND COMMUNICATIONS**
 Number **DEPARTMENT**
 The condition **CAMDEN**
24 FEB 1982

VOL..... NO.....
 ACK.....
 REFERRED TO.....

(1) P.T.O.

(i) Present use of buildings/land. Vacant

5. ADDITIONAL INFORMATION

If 'Yes', complete Part III of this form

ii) as above.

(ii) as above.

6. PLANS

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

~~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 * (b) [REDACTED]

*Delete whichever inapplicable

on behalf of.

Dat

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

I hereby certify that:—

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.

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

XXXXXX I have XXXXX given the requisite notice XXXXX per my other notice XXXXX myself XXXXX 20 days
XXXXXX before the close of the application XXXXX of any XXXXX holding any part of which
XXXXXX was comprised in the land to which the application XXXXX

Name of Tenant**Address**

Date of service of notice

Signed

*On behalf of Kemp & Co (London) Ltd
Date 18/2/82

**Delete where inappropriate*

10. What is the nature volume and proposed means of disposal of any trade effluents made refuse?	-
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 <div style="border: 1px solid black; padding: 2px;">No</div>
12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	Not applicable.
13. List materials used, giving source (locality in Great Britain or port of entry) and transport used	-
14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case <i>*State name of docks or airport</i>	(a) Greater London Council Area:..... (b) Elsewhere in Great Britain:..... (c) Exports through London Docks:..... 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)

The location required is heavily interlinked with the current business generated within the Greater London Area. With regard to the proposed site, Sweby Cowan McGlashan's existing premises are located at 57 Monmouth Street serving the local community and enabling effective project management of the scheme of refurbishment for the Comyn Ching Triangle. The proposed relocation causes minimum disturbance in terms of the no. of temporary moves that Sweby Cowan McGlashan would have to make and provides an ideal location for retention of control over the development.

The proposed site office is located in Phase 5 of the development and after the start of the development on this phase it is proposed to move Sweby Cowan McGlashan's office and the site office to one of the refurbished buildings in Monmouth Street, which will then accord with the detailed consent granted on the buildings in Monmouth Street in November 1981.

Signed: [Redacted Signature] On behalf of Comyn Ching (London) Ltd Date: 18th February 82

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.

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.	Not applicable.																																							
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)	The proposed relates to the overall scheme for rebuilding and refurbishment of the 'Comyn Ching Triangle.' Planning consent obtained in November 1981																																							
3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.	State Yes or No <input checked="" type="checkbox"/> Yes Existing offices at 57 Monmouth Street.																																							
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 checked="" type="checkbox"/> Yes 57 Monmouth Street: These premises will be refurbished in Phase 2 of the proposed scheme. Currently occupy approximately 750 sq.ft.																																							
5.	Existing (if any) (See General Notes)			Proposed new floor space (See General Notes)																																				
(a) What is the total floor space of all buildings to which the application relates?	(a)	800	sq /sq.ft.		800	sq /sq.ft.																																		
(b) What is the amount of industrial floor space included in the above figure?	(b)	nil	m ² /sq.ft.		nil	m ² /sq.ft.																																		
(c) What is the amount of office floor space?	(c)	381	sq /sq.ft.		800	sq /sq.ft.																																		
(d) What is the amount of floor space for retail trading?	(d)	-	m ² /sq.ft.		-	m ² /sq.ft.																																		
(e) What is the amount of floor space for storage?	(e)	-	m ² /sq.ft.		-	m ² /sq.ft.																																		
(f) What is the amount of floor space for warehousing?	(f)		m ² /sq.ft.			m ² /sq.ft.																																		
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>2</td> <td>3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td>2</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>57 Monmouth Street</p>							(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)	2	3					(ii)		1					(iii)	2	2				
	(a) Office		(b) Industrial		(c) Other staff																																			
	M	F	M	F	M	F																																		
(i)	2	3																																						
(ii)		1																																						
(iii)	2	2																																						
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 checked="" type="checkbox"/> No Not applicable.																																							
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)	None - not applicable.																																							
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)	Not applicable.																																							

P.T.O.

PART II

NOTES ON PART II

For definition of 'owner' see General Notes. If, 20 days before making application you are the sole owner of all the land and have signed certificate A on Part I of the form this Part II does not apply.

Town and Country Planning Act, 1971

1. If you are NOT the sole owner of all the land to which the application relates you should take one of the following three courses:

- (a) If you know the names and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in Notice No. 1 below and complete certificate B overleaf.
- (b) If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should give notice in the form shown in Notice No. 1 below to those whose names and addresses you know, and also give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. The newspaper notice should be published not earlier than twenty days before the date of the application. You should then complete certificate C overleaf.
- (c) If you do not know the names and addresses of any of the owners of the land to which the application relates, you should give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. This notice should be published not earlier than twenty days before the date of the application. You should then complete certificate D overleaf.

2. If the application does not relate to land any part of which is an agricultural holding, paragraph 2B overleaf may be ignored. Should this not be so, notice has to be given to the tenant(s) of the holding(s) on the form shown in Notice No. 1 below and paragraph 2B should be completed and 2A deleted.

3. 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 £100.

NOTICE No. 1

TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at (a)

TAKE NOTICE that application is being made to the (b) Council by (c)
for planning permission to (d)

If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the (e)

Signed.....

on behalf of.....

Date.....

- (a) Insert address or location of proposed development.
(b) Insert the name of the Authority to which application is being made.
(c) Insert name of applicant.
(d) Insert description and address or location of proposed development.
(e) Insert the name and address of the officer given in the introductory note of T.P.1.

NOTICE No.2

TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at (a)

Notice is hereby given that application is being made to the (b) Council by (c)
for planning permission to (d)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so by writing within 20 days of the date of publication of this notice to the (e)

Signed.....

on behalf of.....

Date.....

**STRIKE THROUGH THE CERTIFICATES WHICH DO NOT APPLY
AND SIGN AT FOOT OF PAGE**

(see notes overleaf)

T.P. 1
PART II

Town and Country Planning Act, 1971

Certificate under section 27

CERTIFICATE B

I hereby certify that:

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

Name of owner

Address

Date of service of notice

† see note (a) to
Certificate A

CERTIFICATE C

I hereby certify that:

1. (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 Act, in respect of the accompanying application dated

(ii) I have/the applicant has* given the requisite notice to the following persons who, 20 days before the date of the application, were owners† of any part of the land, to which the application relates, viz:

Name of owner

Address

Date of service of notice

† see note (a) to
Certificate A

(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 set out below has been published in the (b)
on (c)

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).

† see note (a) to
Certificate A

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 Act 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 all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has* been unable to do so:

(a).....

(ii) Notice of application as set out below has been published in the (b)
on (c)

Copy of notice as published.

DO NOT
DELETE
Unless 2B is
completed.

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 Part I (Certificate A) 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 Services of Notice

Signed.....

On behalf of.....

Date.....

*Delete where inappropriate.