

## Description for Planning Application

Redevelopment of Part of the Site to include Provision for Retail (class A1) offices (class A2 + B1) food + drink (class A3), non-Residential institutions (class D1) and Residential use (class C3) + Landscaping

Proposals  
(See attached Schedule)  
Major Application.

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 14,440 = 00

Cheque / Postal Order / Cash 010829

Receipt No. Issued 1040049

Borough Ref. ....

Registered No. ....

Date Received

COMPLETE

14 JUL 1999

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE To be completed by or on behalf of all applicants as far as applicable

FEE (where applicable)

£ 14,440

## 1. APPLICANT (in block capitals)

Name CADOGAN ESTATES LIMITED

Address THE CADOGAN OFFICE

18 CADOGAN GARDENS

LONDON SW3 2RP

Tel. No. ....

AGENT (if any) to whom correspondence should be sent

Name HUGH BULLOCK

Address GERALD EVE

7 VERE STREET

LONDON W1M 0JB

Tel. No. 0171 493 3338 Ref. J3683

## 2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies

THE DUKE OF YORK'S HEADQUARTERS

KING'S ROAD, LONDON, SW3

(b) Site area

4.148 HECTARES

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

SEE SCHEDULE PL/A DESCRIPTION OF DEVELOPMENT

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

THE CADOGAN ESTATE

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to existing building(s)

YES

If "Yes" state gross floor area of proposed building(s).

SEE SCHEDULE PL/B m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

26 FLATS

(ii) Alterations to existing building(s)

YES

(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).

SEE SCHEDULE PL/B Hectares/m<sup>2</sup>

(iv) Construction of new access to a highway } vehicular } pedestrian

YES

YES

(v) Alteration of an existing access to a highway } vehicular } pedestrian

YES

YES

14 JUL 1999

Strike out whichever is inapplicable

### 3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

(i) Outline planning permission

NO

(ii) Full planning permission

YES

(iii) Renewal of 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" strike out any of the following which are not to be determined at this stage.

1. Siting
2. Design
3. Landscaping
4. External appearance
5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

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

State :-

(i) Present use of buildings/land

SEE SCHEDULE PL/B

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

### 5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

SEE SCHEDULE PL/C

### 6. ADDITIONAL INFORMATION State Yes or No

(a) Is the application for non-residential development

YES

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

NO

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of?

NORMAL COMMERCIAL METHODS

(ii) How will foul sewage be dealt with?

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls

(ii) Roof

(iii) Means of enclosure

SEE PLANS AND DRAWINGS

We hereby apply for (strike out whichever is inapplicable)

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

~~(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed Gerald Eve GERALD EVE on behalf of CADOGAN ESTATES LTD. Date 22.5.1999

### AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A** - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- \*Strike out whichever is unapplicable.
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 / the applicant has given requisite notice to every person other than \*myself/himself 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:-

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

Name and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of

Date .....

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE NOT THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. For definition of 'owner' see General Notes

<b>PART TWO</b>	<b>TOWN AND COUNTRY PLANNING ACT 1990</b>
	<b>CERTIFICATE UNDER SECTION 66</b>
PP 991446	

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

**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 accompanying application, were owners of any part of the land to which the application relates, viz:

Name of Owner MINISTRY OF DEFENCE Address DEFENCE ESTATE  
R.A.F. BENSON, WALLINGFORD, OXON Date of Service of Notice 22 June 97

- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or  
\*3. ~~I have/~~the applicant has\* given the requisite notice to every person other than myself/himself\* 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 and Address of Tenant .....

Date of Service of Notice .....

Signed Gerald Eve on behalf of CADOGAN ESTATES LIMITED Date 22 June 1997

**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 66 (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 .....

- (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 able to do so:

(a) .....

- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

- \*3. I have/ the applicant has\* been given the requisite notice to every person other than myself/himself\* 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 and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

**CERTIFICATE D**

I hereby certify that:

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 66 (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) .....

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

- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

- \*3. I have/ the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

† See note (a) to Certificate

\* Strike out whichever is inapplicable

† See note (a) to Certificate

(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).

\* Strike out whichever is inapplicable

† See note (a) to Certificate

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RECEIVED BY ADONIS SERVICES									
EX	IO	REC	ARB	FWD	CCN	FEES	ACK		
24 JUN 1999									
Copy of notice as published									

## 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') PP991446

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


Application No.  
(For Official Use Only)

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																																			
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																																			
Is the proposal related to an existing use in Greater London? If so, please explain the relationship.	State Yes or No  <input type="checkbox"/> NO	<div style="border: 1px solid black; padding: 5px;"> RECEIVED BY PLANNING SERVICES  EX DIR HDC N C  24 JUN 1999 </div>																																		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No  <input type="checkbox"/> NO	<div style="border: 1px solid black; padding: 5px;"> APPEALS IO REC ARB FWD CON FEES  PLN DES </div>																																		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.																																				
What is the total floor space of all buildings to which the application relates?	Existing (if any) (See General Notes)	Proposed new floor space																																		
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If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.																																				
In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?	State Yes or No  <input type="checkbox"/> NOT APPLICABLE																																			
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Are provisions have been made for the parking, loading/unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans distinguish between parking for operational needs and other purposes)	SEE PLANS AND DRAWINGS																																			
What is the estimated vehicular traffic flow to the site on a normal working day? (Please include all vehicles or those used by individual employees driving to work)	SEE STATEMENT ATTACHED																																			

What is the nature volume and means of disposal of any trade effluents or trade refuse?	NORMAL COMMERCIAL METHODS
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>
State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	NOT APPLICABLE
List materials used, giving source (locality in Great Britain or port of entry) and transport used.	NOT APPLICABLE
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.	<div style="border: 1px solid black; padding: 5px;"> <p>(a) Greater London Council Area: .....</p> <p>(b) Elsewhere in Great Britain: .....</p> <p>(c) Exports through London Docks: ..... other Docks: .....</p> <p>* (d) Exports through airports: .....</p> </div>

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

NOT APPLICABLE

Signed Gerald Eve GERALD EVE On behalf of CADOGAN ESTATES LTD. Date 22/6/99 

TE

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



State whether this application is for:

State Yes or No

(i) Outline planning permission

☐ NO

(ii) Full planning permission

☐ YES

(iii) Renewal of 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" strike out any of the following which are not to be determined at this stage.

- |                |                        |
|----------------|------------------------|
| 1. Siting      | 4. External appearance |
| 2. Design      | 5. Means of access     |
| 3. Landscaping |                        |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

## PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land

SEE SCHEDULE PL/B

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

## LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

SEE SCHEDULE PL/C

## ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

☐ YES

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

☐ NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

☐ NO

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of?

NORMAL COMMERCIAL METHODS

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(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls

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SEE PLANS AND DRAWINGS

We hereby apply for (strike out whichever is inapplicable)

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

~~(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed Gerald Eve GERALD EVE on behalf of CADOGAN ESTATES LTD. Date 22.5.1999

## AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

\*Strike out whichever is unapplicable.

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 / the applicant has given requisite notice to every person other than \*myself/himself 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:-

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

Name and Address of Tenant

Date of Service of Notice

Signed

on behalf of

Date



**PART TWO** TOWN AND COUNTRY PLANNING ACT 1990  
CERTIFICATE UNDER SECTION 66

PP 99/446

**PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.**

**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 accompanying application, were owners of any part of the land to which the application relates, viz:

Name of Owner MINISTRY OF DEFENCE Address DEFENCE ESTATE

R.A.F. BENSON, WALLINGFORD, OXON Date of Service of Notice 22 June 97

- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

- \*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* 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 and Address of Tenant .....

Date of Service of Notice .....

Signed GERALD EVE on behalf of CADOGAN ESTATES LIMITED Date 22 June 1997

† See note (a) to Certificate

\* Strike out whichever is inapplicable

**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 66 (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 .....

- (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 able to do so:

(a) .....

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Name and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

† See note (a) to Certificate

(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).

\* Strike out whichever is inapplicable

**CERTIFICATE D**

I hereby certify that:

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 66 (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 able to do so:

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\* Strike out whichever is inapplicable

RECEIVED BY PLANNING SERVICES  
24 JUN 1999

COPY OF NOTICE AS PUBLISHED  
IO REC ARB PLN DES FEES  
24 JUN 1999

## PART III

 TP1  
 Part III

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants') P.P.S. 2/2/66


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

Application No.  
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What is the nature volume and means of disposal of any effluents or trade refuse?	NORMAL COMMERCIAL METHODS
Does 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; display: inline-block;">NO</div>
Give details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	NOT APPLICABLE
State materials used, giving source (locality in Great Britain or port of entry) and transport used.	NOT APPLICABLE
State approximate percentages of turnover to markets for (a), (b), (c) and (d) and transport used in each  State name of docks or airport.	<div style="border: 1px solid black; padding: 5px;"> <p>(a) Greater London Council Area: .....</p> <p>(b) Elsewhere in Great Britain: .....</p> <p>(c) Exports through London Docks: ..... other Docks: .....</p> <p>* (d) Exports through airports: .....</p> </div>
State reasons in full for desiring location first in Greater London and then on the proposed site. (Continue on a separate sheet if necessary)	

NOT APPLICABLE

Signed Gerald Eve GERALD EVE On behalf of CADOGAN ESTATES LTD. Date 22/6/99 

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