

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 190-00

PP002881

Borough Ref.

COMPLETE

Registered No.

Date Received

15 DEC 2000

Cheque / Postal Order / Cash 303744

Receipt No. Issued 0252936

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable	<b>FEE</b> (where applicable)	£ 190
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**1. APPLICANT** (in block capitals)

Name THE SLOANE STANLEY ESTATE  
 Address 15 PEMBERTON GREENISH  
45 PONT STREET  
LONDON SW1X 0BX  
 Tel. No. \_\_\_\_\_

**AGENT** (if any) to whom correspondence should be sent

Name PAUL DAVIS & PARTNERS  
 Address 178 EBURY STREET  
LONDON  
SW1W 8UP  
 Tel. No. 020 7730 1178 Ref. \_\_\_\_\_

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

(a) Full address or location of the land to which this application applies  
299 FULHAM ROAD  
LONDON  
SW10

(b) Site area 175 sqm (0.0175ha)

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

- NEW SHOPFRONT TO FULHAM ROAD.
- NEW SHOPFRONT WITH ALTERATIONS TO GROUND FLOOR FACADE TO BEAUFORT STREET WHICH INCLUDES CLEANING AND RELOCATION OF EXISTING RESIDENTIAL ENTRANCE FEATURE FORMING NEW ENTRANCE, NEW DEDICATED FIRE ESCAPE FROM BASEMENT + DOOR
- INTERNAL ALTERATIONS TO GROUND, BASEMENT AND FIRST FLOOR
- ADDITION OF 2nd ROOFLIGHTS TO RESIDENTIAL ACCESS.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.  
APPLICANT IS THE FREEHOLDER OF THE ADJOINING PROPERTIES - REFER TO LOCATION PLAN - INDICATED IN BLUE.

(e) State whether the proposal involves: State Yes or No

(i) New building(s) or extension(s) to existing building(s)  No  Yes  
 If "Yes" state gross floor area of proposed building(s).  m<sup>2</sup>

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	ENF	AO ACK
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10 15 DEC 2000 TP

(ii) Alterations  YES  NO  
 If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(iii) Change of use  YES  NO  
 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).  Hectares/m<sup>2</sup>

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

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

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      | 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 .....

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

State :-

(i) Present use of buildings/land RETAIL (WITH RESIDENTIAL UPPER FLOORS)

(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

1162/S(00)/01 -> 06.

1162/L/PL/00 -> 02, 04 -> 06

### 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? AS EXISTING

(ii) How will foul sewage be dealt with? AS EXISTING

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

(i) Walls TO MATCH EXISTING

(ii) Roof AS EXISTING WITH ADDITION OF POLYGLAZED ROOFLIGHTS

(iii) Means of enclosure TO MATCH EXISTING ADJACENT DETAIL

**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 [Signature] on behalf of PAUL DAVIS & PARTNERS Date 12-12-00

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

Name and Address of Tenant SKETCHLEY, 299 FULHAM ROAD, LONDON, SW10.

Date of Service of Notice 12-12-00.

Signed [Signature] on behalf of PAUL DAVIS & PARTNERS Date 12-12-00

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

**PART TWO TOWN AND COUNTRY PLANNING ACT 1990 PP 002831**  
**CERTIFICATE UNDER SECTION 66**

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

**CERTIFICATE B**

I hereby certify that:

† See note (a) to Certificate

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 ..... Address .....  
Date of Service of Notice .....

\*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 ..... on behalf of ..... Date .....

\* Strike out whichever is inapplicable

**CERTIFICATE C**

I hereby certify that:

† See note (a) to Certificate

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 .....

(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:

† See note (a) to Certificate

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) ..... (Copy of notice as published).

\*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 .....

(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

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

(Attention is drawn to 'General Notes for Applicants')

PP002881

Application No.  
(For Official Use Only)

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

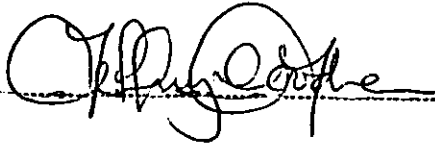
<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>	N/A																																											
<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. <i>(See Note overleaf)</i></p>	N/A																																											
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	State Yes or No  <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																											
<p>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.</p>	State Yes or No  <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																											
<p>5. (a) What is the total floor space of all buildings to which the application relates? <b>BASEMENT, GROUND &amp; FIRST FLOOR</b> (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?</p>	Existing (if any) <i>(See General Notes)</i>	Proposed new floor space <i>(See General Notes)</i>																																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;"></td> <td style="width:15%;">352</td> <td style="width:15%;">m<sup>2</sup>/sq.ft.</td> <td style="width:5%;"></td> <td style="width:15%;">352</td> <td style="width:15%;">m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(a)</td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> <td></td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(b)</td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> <td></td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(c)</td> <td>66</td> <td>m<sup>2</sup>/sq.ft.</td> <td></td> <td>194</td> <td>m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(d)</td> <td>191</td> <td>m<sup>2</sup>/sq.ft.</td> <td></td> <td>50</td> <td>m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(e)</td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> <td></td> <td>—</td> <td>m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(f)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		352	m <sup>2</sup> /sq.ft.		352	m <sup>2</sup> /sq.ft.	(a)	—	m <sup>2</sup> /sq.ft.		—	m <sup>2</sup> /sq.ft.	(b)	—	m <sup>2</sup> /sq.ft.		—	m <sup>2</sup> /sq.ft.	(c)	66	m <sup>2</sup> /sq.ft.		194	m <sup>2</sup> /sq.ft.	(d)	191	m <sup>2</sup> /sq.ft.		50	m <sup>2</sup> /sq.ft.	(e)	—	m <sup>2</sup> /sq.ft.		—	m <sup>2</sup> /sq.ft.	(f)						
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<p>3. 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.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <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; font-weight: bold; font-size: 18px;">NUMBER OF EMPLOYEES NOT YET KNOWN</p>			(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)							(ii)							(iii)														
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<p>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.</p>	State Yes or No  <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																											
<p>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)</p>	NO VARIATION TO EXISTING PROVISION																																											
<p>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>	NOT KNOWN.																																											

<p>What is the nature volume and means of disposal of any trade effluents or trade refuse?</p>	<p>NOT KNOWN AT THIS STAGE.</p>
<p>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)</p> <p>If 'Yes' state materials and approximate quantities.</p>	<p>State Yes or No</p> <p><b>NO.</b></p>
<p>State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.</p>	<p>N/A</p>
<p>List materials used, giving source (locality in Great Britain or port of entry) and transport used.</p>	<p>N/A</p>
<p>State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case.</p> <p>N/A</p>	<p>(a) Greater London Council Area: .....</p> <p>(b) Elsewhere in Great Britain: .....</p> <p>(c) Exports through London Docks: .....</p> <p>other Docks: .....</p> <p>(d) Exports through airports: .....</p>

\*State name of docks or airport.

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

PLEASE REFER TO COVERING LETTER.


 Signed ..... On behalf of PAUL DAVIS & PARTNERS Date 12-12-00

NOTE

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.

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 190-00 PP002881

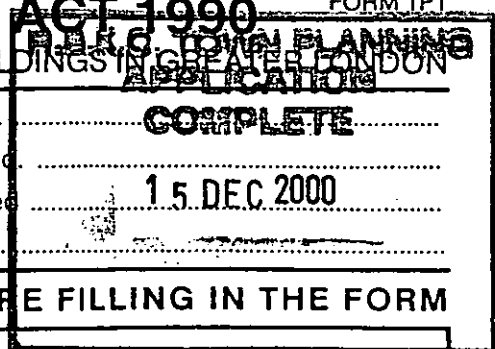
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	FEE (where applicable)	£ <u>190</u>

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 Tel. No. ....

**AGENT** (if any) to whom correspondence should be sent  
 Name PAUL DAVIS & PARTNERS  
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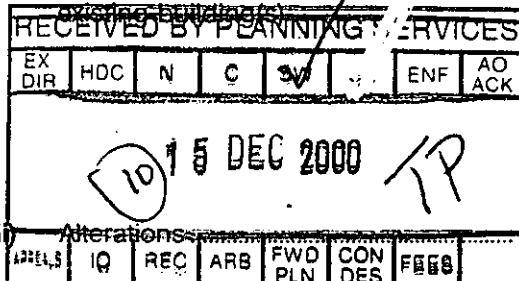
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(iii) Change of use  YES  NO

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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).  
Hectares/m<sup>2</sup>

Strike out whichever is inapplicable

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State whether this application is for: State Yes or No

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

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

The Condition .....

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1162/L/PL/00 -> 02, 04 -> 06

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  - (iii) Means of enclosure TO MATCH EXISTING ADJACENT DETAIL

**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
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Signed [Signature] on behalf of PAUL DAVIS & PARTNERS Date 12-12-00

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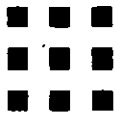
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Date of Service of Notice 12-12-00

Signed [Signature] on behalf of PAUL DAVIS & PARTNERS Date 12-12-00



PP002881

**PAUL DAVIS & PARTNERS\***

ARCHITECTS

THE OLD SCHOOL HOUSE  
178 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7730 1178 FAX: 020 7730 2644  
EMAIL: pdp@pdp-arch.co.uk

Ref: 1162/E.01/gg

12<sup>th</sup> December 2000

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX



Dear Sirs

**RE: 299 FULHAM ROAD, LONDON, SW10**

Please find enclosed our application for planning permission for alterations to the above property.

The application comprises the following:

- 4 copies of application form TP1 Part I, II and III with completed Certificate A
- 6 copies of our Existing and Proposed drawings
- 6 copies of Location Plan
- A cheque in the sum of £190 made payable to The Royal Borough of Kensington & Chelsea, for which we will be pleased to receive a receipt in due course.

The proposed scheme comprises:

- A new shopfront to Fulham Road.
- Alterations to the ground floor façade to Beaufort Street, which includes a new shopfront, the cleaning and relocation of the existing residential entrance feature, the addition of a dedicated fire escape door adjacent to the new residential access serving the basement area of the ground floor shop. The proposed surrounding detail at the door's head and jambs are intended to mimic the detail surrounding the existing back-of-shop door.
- The internal alterations include general amendments to the layout of the basement and ground floor conditions with some A1 ancillary space being re-utilised for A1 retail space. The addition of a new residential stair from ground floor to first floor with new dedicated entrance hall, with the subsequent relocation of the first floor bathroom from the common parts to within the private dwelling.
- The addition of two new rooflights to allow natural daylight into the residential entrance and stair.

The work to the new shopfronts will comprise restoration of the existing period detailing to the Fulham Road ground floor façade, the corner entrance and its adjacent shopfront on Beaufort Street. The entirely new shopfront surrounds to Beaufort Street will mimic the period detailing to be restored. The prospective tenants of the retail unit will provide the glazed shopfront inserts.

**PARTNERS:** C PAUL DAVIS BA(HONS) DARCH RIBA ACARCH, SUE JOHNSON BA(HONS) DIPARCH MSc (Proj Man), PENNY FREEMAN, SIMON WATKINS BSc BARCH (HONS) RIBA, ANDREW DAVIDSON BSc BARCH (HONS) RIBA, PHILIP VERNON BA DIPARCH RIBA, PDCP LTD

**ASSOCIATES:** ANDY FECULAK BA(HONS) DIPARCH, ANDY HANSON, CLIVE SMALL BA(HONS) DIPARCH, JEZ GILBERT BA(HONS) DIPARCH RIBA  
VAT No. 645 2734 33



Signage will be subject to a separate application to be submitted by the prospective retailers, and signs are likely to be restricted to the specific areas designated above the glazed openings to the shop frontage.

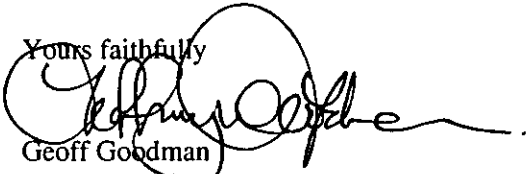
We see the proposed scheme as an excellent opportunity to make some vital improvements to an important corner building to a prominent parade. Ultimately the external improvements seek to create an appropriate benchmark for the future restoration of the remaining parade shops whilst achieving some much needed improvements to the ground floor facades of the property itself.

The proposed internal improvements seek to rationalise both the retail and residential conditions. By removing and containing the retail environment a physical divide between the shop facilities and the residential common parts can be achieved. This also creates a far more efficient retail space providing it with a dedicated fire escape and ancillary storage. The relocation of the residential entrance and addition of a new common stair removes them from a shared use condition, becoming a dedicated private residential access improving it's environment making it more secure and pleasant for resident use. These alterations in particular encourage the relocation of the first floor bathroom into the private dwelling rather than being located within the common parts further improving the first floor flat condition.

We hope that you are able to look upon the application favourably and will recommend approval.

Should you wish to inspect the premises or discuss details of our proposals, please do not hesitate to contact the undersigned.

Yours faithfully



Geoff Goodman  
for Paul Davis & Partners

Enc.

cc.	Richard Everett	The Sloane Stanley Estate
	Damian Greenish	Pemberton Greenish
	Giles Clark	Cluttons
	Hugh Bullock	Gerald Eve
	Mike Hales	Cameron Taylor Bedford
	Graham Shaw	The Trevor Patrick Partnership