

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICIAL USE ONLY

Fee £ 95-00

Cheque / Postal Order / Cash 001609 PP992234

Receipt No. Issued 0203700

Borough Ref. _____
Registered No. _____
Date Received 1 NOV 1999

COMPLETE

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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	£ 95 —
FEE (where applicable)		

1. APPLICANT (in block capitals) ~~MR. DRAPER~~
MRS. V. LAWSON TANCRED
THE SQUARE MONTESSORI SCHOOL
18 HOLLAND PARK AVENUE
LONDON W.11.

AGENT (if any) to whom correspondence should be sent
Name PAUL DRAPER
Address 34 MARHAM Gdns
MORDEN
SURREY SM4 6JJ.
Tel. No. 01970 899934 Ref. PRD/040

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

THE SQUARE MONTESSORI SCHOOL
18, HOLLAND PARK AVENUE
KENSINGTON, W11

(b) Site area

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

PLANNING APPLICATION FOR A MODIFIED AND CONTINUED USE OF THE BASEMENT AND GROUND FLOOR AS A NURSERY SCHOOL.

HAS HAD 'PERSONAL' PLANNING PERMISSIONS GRANTED SINCE 1973. PLANNING PERMISSION REQUIRED TO REMOVE OR VARY THE 'PERSONAL' CONDITION.

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

NOT APPLICABLE

(e) State whether the proposal involves:-

State Yes or No

RECEIVED BY PLANNING SERVICES							NO
EX	DIP	Extension(s) to existing building(s)		SW	SE	ENF	AO ACK
18 OCT 1999							
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

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

m²

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

(ii) Alterations NO

(iii) Change of use NO

(iv) Construction of new access to a highway

vehicular }
pedestrian

NO

NO

NO

NO

NO

(v) Alteration of an existing access to a highway

vehicular }
pedestrian

▶ 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/m²

Strike out whichever is inapplicable

- 1 NOV 1999

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission NO
- (ii) Full planning permission
- (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 **(2)**

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

State :-

- (i) Present use of buildings/land THE SQUARE MONTESSORI NURSERY SCHOOL (2 1/2 years - 5yr)
- (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

PLD 1040/01 - EXISTING PLANS
PHOTO'S 1-5

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development NO. 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? N/A
- (ii) How will foul sewage be dealt with? N/A
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls N/A
 - (ii) Roof N/A
 - (iii) Means of enclosure

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 V. LAWSON TANKRED Date 2/9/99

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 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 Notes for Applicants.

PART TWO TOWN AND COUNTRY PLANNING ACT 1990
CERTIFICATE UNDER SECTION 66 PP992234 3

PLEASE READ THE NOTES FOR APPLICANTS BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

†See note (a) to Certificate

1. I have/the applicants 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 MRS PENELOPE SMAIL Address 18, HOLLAND PARK AVENUE, LONDON W11 Date of service of Notice 03.08.99

X

~~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:

*Strike out whichever is inapplicable

Name and Address of Tenant MRS V. LAWSON TANCRED NECHORDEN
1, CRISTOWE ROAD, FULHAM, LONDON SW6
Date of service of Notice 03.08.99
Signed V. Lawson Tancred on behalf of P. SMAIL Date 2.9.99

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:

(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).

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:

*Strike out whichever is inapplicable

Name and Address of Tenant
Date of service of Notice
Signed on behalf of Date

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 reasonable 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) 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).

(a)

(ii) 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* 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:

*Strike out whichever is inapplicable

Name and Address of Tenant
Date of service of Notice
Signed on behalf of Date

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PP992254

Notice No.1

TOWN & COUNTRY PLANNING ACT, 1990

Notice under Section 66 of application for planning permission
Planning (Listed Buildings & Conservation Areas) Act, 1990

Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent.

Proposed development at

18, HOLLAND PARK AVENUE, LONDON W 11 (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

THE SQUARE MONTESSORI SCHOOL (b)

For planning permission to

MODIFY AND TO CONTINUE TO USE THE BASEMENT AND GROUND FLOOR AS A NURSERY SCHOOL AT 18, HOLLAND PARK AVENUE, LONDON, W 11 (c)

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

Planning Department, The Royal Borough of Kensington and Chelsea Council (d)

Signed Virginia Lawson-Tanceed

on behalf of THE SQUARE MONTESSORI SCHOOL Date 14.10.99

Notice No.2

TOWN & COUNTRY PLANNING ACT, 1990

Notice under Section 66 of application for planning permission
Planning (Listed Buildings & Conservation Areas) Act, 1990

Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent.

Proposed development at

[Blank] (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

[Blank] (b)

For planning permission to

[Blank] (c)

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 in writing, within 20 days of the publication of this notice, to the

Planning Department, The Royal Borough of Kensington and Chelsea Council

(d) Signed Virginia Lawson-Tanceed

on behalf of THE SQUARE MONTESSORI SCHOOL Date 14.10.99

NOTES

(a) Insert address or location of proposed development.

(b) Insert name of applicant.

(c) Insert description and address or location of proposed development.

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SAXONS
WATER LANE
RADWINTER
SAFFRON WALDEN
ESSEX CB10 2TX
TEL: RADWINTER (079987) 565

NOTICE No.1
TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at 18 HOLLAND PARK AVENUE, LONDON W 11

TAKE NOTICE that application is being made to the ROYAL BOROUGH OF KENSINGTON AND CHELSEA Council by MISS VIRGINIA CHRISTINA HORDERN for planning permission to RUN THE SQUARE SCHOOL IN THREE ROOMS AT 18 HOLLAND PARK AVENUE, LONDON W 11.

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

Mrs WILDEN, PLANNING OFFICER,
PLANNING DEPARTMENT, 705
ROYAL BOROUGH OF KENSINGTON AND CHELSEA,
THE TOWN HALL,
HORNTON STREET,
LONDON W8 7NX

Signed.....*J. H.C. Harten*.....

on behalf of Miss VIRGINIA HORDERN

Date.....*23rd August 1989*.....

Flat 2
25, Keswick Road
Putney
SW15 2JA
14.10.99

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PP992234

Dear Ms Kingston

Re: 18, Holland Park Avenue, W11.

Please find enclosed the following documents in support of this planning application for modified and continued use of the basement and ground floor as a nursery school for The Square Montessori Nursery School:

- a) Completed application form for planning permission.
- b) Environmental and Operational Policies in support of planning application dated 14.10.99.
- c) PRO 1040/01 - Existing Plans
- d) Photographs 1-5
- e) Letter dated 23rd August 1989 re planning application made at that time for The Square School at 18, Holland Park Avenue, W11.

I have named the applicant as The Square School as the present owner, Mrs Lawson Tansred does not wish the parents to know at this point about the change of ownership of the school. I would be very grateful if my name ~~was~~^{is} kept out of the newspapers and public notice so as not to alarm parents. Thanking you in advance.

Yours sincerely
Nadine W Ligley

Environmental and Operational Policies
In support of Planning Application dated 14.10.99

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GENERAL INFORMATION

PP992234

Policy – It is the policy of The Square Montessori School to set and maintain high standards of consideration for others in its relationships with staff, children, parents, neighbours and others with whom it has dealings.

The Square School is well integrated into the local residential environment with minimal impact on the area. The school is established by authority from The Royal Borough of Kensington and Chelsea and was founded in 1969 by qualified Montessori teachers in a square in the area, hence the name. In 1975 the school moved to Holland Park Avenue.

The Square School adopts the Montessori method of teaching. In this way we encourage the child to develop his/her own natural desires to learn, using special Montessori equipment and techniques. The curriculum has been designed to provide variety and to prepare children for starting school, both in educational and social terms. Emphasis is given to teaching respect and understanding of the different types of culture inherent in our society as well as a sense of right and wrong. These policies have been developed within the guidelines for desirable outcomes of the pre-school arena set out in The School Curriculum and Assessment Authority for children's Learning published in 1996. A wide range of extra curricular activities are also provided such as French and Music.

The School in Context – The immediate location currently supports two children's establishments. Ladbroke Square School on Ladbroke Square and The Acorn Nursery School on Lansdowne Crescent. Both schools operate on a much larger scale each providing places for 80 children. In contrast the Square Montessori School provides places for 20 children and aims to nurture the homely atmosphere so important to small children going to school for the first time. In addition, there is a garden and this asset coupled with the range of educational and Montessori teaching has made the Square School a popular choice with both parents and children.

Operational Hours – The Square School's hours of operation are 9.15am to 3.15pm Monday to Friday and also offers sessional day care. It closes at Christmas, Easter, Summer and at half-term. The aim is to provide pre-school child care with children attending from two and a half years old up to school age.

The Operational hours have taken into account general consideration for neighbours' leisure time i.e. evenings and weekends, and ensure that children are collected prior to most people returning home from work.

ENVIRONMENTAL IMPACT

Suitability of Building- The Square School is small with the use of an outside garden and play area and three classrooms in a large private house. It requires minimal alteration, if any, to accommodate the requirements for registration as a pre-school establishment, including such matters as fire safety, building regulations and Health and Safety. In particular it requires no external alteration since the garden and patio areas are secure and provide a variety of playing surfaces, other than the provision of disabled access.

Road Safety- The property has two points of access, one on Holland Park Avenue and the other on Ladbroke Walk. Parents are instructed to enter the property via Ladbroke Walk which has little traffic and is safe for dropping and collecting children. Traffic signs for children going to school are already in place. A one way system has been devised for parents with cars and this serves to minimise congestion greatly. The parents display a high level of commitment and consideration in adhering to this policy. There is strict supervision to ensure safety for the children and courtesy to neighbours and other road users. There is no staff parking apart from meters and in pay and display areas.

THE SQUARE MOTESSORI SCHOOL IN THE BOROUGH OF KENSINGTON AND CHELSEA

1. The Square School generates eight jobs. The staffing policies are flexible to allow job sharing and part time work.
2. The school is committed to the Government's recent initiative to provide substantial increases in the availability of pre-school places and accessibility to a wider range of families.
3. The school offers a service to its local community in its accessibility to the immediate area.
4. The school has a policy of supporting local business and small enterprises as part of its culture. Where possible The Square School will use local small business to supply its requirements.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

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M. J. FRENCH, ARICS, Dip. T. P.
Executive Director of Planning and Conservation

Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

PP992234

PAUL DRAPER
34 MARHAM GARDENS
MORDEN
SURREY
SM4 6JJ

Telephone: 0171 - 361 - 2010
Facsimile: 0171 - 361 - 3463

19th OCTOBER 1999.

My reference: TP/PEND/BR Your reference:
Dear Sir (Madam),

Please ask for: BRIAN ROCHE
(REGISTRATION)

Town and Country Planning Act, 1990 – Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 and (Amendment) Regulations 1993

I refer to your Town Planning Application dated 2/9/99 (RECEIVED 18/10/99) for THE SQUARE MONTESSORI SCHOOL 18 HOLLAND PARK AVE.
I would advise you that before I can accept your application as a complete application – it will be necessary for you to provide the following information:-

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- Complete and return 4 copies of the enclosed TP.1.Part.
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.

PLEASE FORMALLY IDENTIFY THE LOCATIONAL POSITION OF THE PROPERTY BY WAY OF RED OUTLINE ON A METRIC SCALED 1:1250 SITE LOCATION PLAN (X4). AS THERE IS AN INKED LINE THROUGH THE APPLICANTS PARTICULARS ON THE APPLICATION

£ Total Fee Required £ _____
Received £ _____
Outstanding £ _____

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

M. J. French

Executive Director of Planning and Conservation

FORM
PLEASE CONFIRM
THAT
MRS. V. LAWSON
TANCRED IS THE
APPLICANT.

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/N /APP/PEND /BR

Address: THE SQUARE MONTESSORI SCHOOL
18 HOLLAND PARK AVENUE, W11.

To be completed by applicant: Please find enclosed the following:

PAUL DRAPER

Signed

Date

[Signature]
24/10/99

RECEIVED BY PLANNING SERVICES									
EXE	BIR	BDC	N	C	SW	SE	ENF	AD	ACK
109 1 NOV 1999									
IO	REC	ARB	FWD	CON	FEE				

Paul R Draper

34 Marham Gardens, Morden, Surrey, SM4 6JJ
Tel: 0181 640 0211 Mobile: 07970 899934 E-mail: prdraper@hotmail.com

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Brian Roche
The Royal Borough of Kensington & Chelsea
Department 705
Room 325
The Town Hall
Hornton Street
London
W8 7NX

PP992234

Dear Mr Roche,

18 Holland Park Avenue - Planning Submission.

Thank you for your letter of the 19th October 1999. Please find enclosed 4 No copies of the site plan as requested. Also I would like to confirm that the applicant details should read the following:-

Name:- Mrs V. Lawson Tancred
Address:- The Square Montessori School, 18 Holland Park Avenue, W11.

I hope the above is satisfactory and that the application can now proceed. Please do not hesitate to contact me if you have other queries regarding the above application.

Yours sincerely



Paul Draper

Encl.

