

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 1,140-00

Cheque / Postal Order / Cash 201964

Receipt No. Issued 0210456 (10/12/99)

PP992504

Borough Ref. ....

Registered No. ....

Date Received .....

COMPLETE

13 DEC 1999

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**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	
	FEE (where applicable)	£ 1,140.00

<p><b>1. APPLICANT</b> (in block capitals)</p> <p>Name CANTONVILLE PROPERTIES LTD</p> <p>Address c/o MILLENNIUM LOFTS LTD</p> <p style="margin-left: 20px;">6 CLAY STREET</p> <p style="margin-left: 20px;">LONDON W1H 3FS</p> <p>Tel. No. REFER TO AGENTS</p>	<p><b>AGENT</b> (if any) to whom correspondence should be sent</p> <p>Name DTZ PIEDA CONSULTING</p> <p>Address ONE CURZON STREET</p> <p style="margin-left: 20px;">LONDON</p> <p style="margin-left: 20px;">W1A 5PZ</p> <p>Tel. No. 0171 643 6175 Ref. AJB/PJA</p>
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**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

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

BLAIR HOUSE HOTEL

34 DRAYCOTT PLACE

LONDON SW3

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(b) Site area

150 SQ.M.

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

CHANGE OF USE FROM HOTEL (C1) TO RESIDENTIAL USE (C3), WITH ASSOCIATED ALTERATIONS TO REAR FENESTRATION AND REMODELLING OF ROOF TOP EXTENSION.

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

NONE

(e) State whether the proposal involves:-

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

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(3)

State Yes or No

YES

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

24 m<sup>2</sup>

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

6 FLATS

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(ii) Alterations

	YES		YES		YES		NO		NO
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(iii) Change of use

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

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

State Yes or No

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).

467 Hectares/m<sup>2</sup>

13 DEC 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 ..... **(2)**

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

State :-

- (i) Present use of buildings/land ..... HOTEL (C1)
- (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**

..... 9973/010/100/102/103/110/111/112/113

**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? ..... AS EXISTING - MAIN DRAINAGE
- (ii) How will foul sewage be dealt with? ..... AS EXISTING - MAIN SEWER
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls ..... AS EXISTING (ALTERATIONS TO REAR FENESTRATION ONLY)
  - (ii) Roof ..... STAIRWELL/LIFT OVER-RUN AND EXTENSION - LEAD CLADDING AND ASPHALT
  - (iii) Means of enclosure ..... N/A

**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 buildings or works already constructed or carried out or use of the land already situated as described in this application and accompanying plans~~

Signed DTZ PIEDA CONSULTING on behalf of CANTONVILLE PROPERTIES LTD Date 07/12/1999

**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 X the applicant has given requisite notice to every person other than myself who 20 days before the date of the application was tenant of any agricultural holding any part of which was comprised in the land to which the application relates viz XX~~

(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 DTZ PIEDA CONSULTING on behalf of CANTONVILLE PROPERTIES LTD Date 07/12/1999

**DTZ Piedad Consulting**

YOUR REF: PP/99/02380  
OUR REF: 0312PA06  
DIRECT TEL: 0171 643 6175  
DIRECT FAX: 0171-643 6199  
EMAIL: philip.atkins@dtz.co.uk

PP992504

6<sup>th</sup> December 1999

Mr. J. Wade,  
Planning Case Officer,  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London, W8 7NX

Dear Mr Wade,



**Town and Country Planning Act 1990**  
**29/31 Draycott Place and 34 Draycott Place, London, SW3**

Further to our recent telephone conversation we write to inform you that DTZ Piedad Consulting have been appointed as the Planning Consultants by Design Group Nine who have earlier submitted an application in respect of 29/31 Draycott Place and Millennium Lofts Limited who are the owners of the Blair House Hotel at 34 Draycott Place.

It will be noted from the registered application in connection with 29/31 Draycott Place that it is our clients' intention to seek planning permission that will facilitate a "land use swap" from hotel to residential apartments at 34 Draycott Place and residential to hotel use at No.31 Draycott Place in connection with the existing Sloane Hotel at 29 Draycott Place.

In terms of policy support for the proposals, we note that the Council's policy stance is generally to allow extensions to existing hotels (Policy T2), unless there would be a loss of permanent residential accommodation, significant adverse affect on the amenity of local residents or result in adverse impact on the environment and safety of the area from increased vehicular or pedestrian movements.

Whilst the application for 31 Draycott Place might, on its own, normally lead to a policy objection from the loss of existing residential accommodation, the land use swap associated with the co-joined applications will actually result in a slight increase in permanent residential accommodation and concentrate hotel use within a single site.

On the basis that the existing Blair House Hotel function is transferred to 31 Draycott Place opposite in return for the corresponding residential use, it is suggested that there will be no greater impact on residential amenity than the existing. Indeed, there could even be a general improvement as deliveries and servicing will only have to visit one rather than two hotels as currently found.

**DTZ Piedad Consulting One Curzon Street London W1A 5PZ**  
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DTZ in international alliance with CY Leung & Co and Edmund Tie & Co in Asia Pacific - 110 offices in 30 countries

DTZ Piedad Consulting Limited Registered in Scotland No 89398. Registered Office 28 Drumshugh Gardens Edinburgh EH3 7RN



INVESTOR IN PEOPLE




Certificate No. Q11775

④

We therefore duly enclose an application for the Blair House Hotel at 34 Draycott Place which allows for the identified change of use as well as associated external alterations who will bring window realignment at the rear and a minor extension at roof level, rationalising plant area and residential accommodation.

We look forward to the Council's formal registration of the application and would welcome the opportunity of organising a site visit in due course so as to facilitate access to all buildings.

Yours sincerely,



**Philip J. Atkins**  
**Associate Director**

Encs:

- cc. Mr. U. Harel – Millenium Lofts
- Mr. O. Shani-- Millenium Lofts
- Mr. D. Jones – Design Group Nine