

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

PP990717

Borough Ref.

Registered No.

Date Received 13 APR 1999

Cheque / Postal Order / Cash 000074

Receipt No. Issued 100074

GREATER LONDON TOWN PLANNING APPLICATION COMPLETE

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) | £ 190.- |

1. APPLICANT (in block capitals)

Name MARTIN ESTATES LTD. (LARKENWELL)

Address c/o AGENT

Tel. No.

AGENT (if any) to whom correspondence should be sent

Name KOSKI SOLOMON & RUTHVEN

Address 14 GREENLAND ST.

LONDON NW1 0ND

CONTACT M. RUTHVEN

Tel. No. 0171 692-5000 Ref. WAL

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

190-200 WALTON STREET.

LONDON SW3

(b) Site area

No 194 only 195 M², No 190-196 (incl 194) 325 M², No 190-200 410

(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 OF EXISTING GROUND FLOOR REAR UNIT CURRENTLY AN AUTOMOTIVE GARAGE, TO RETAIL SHOP UNIT INVOLVING DEMOLITION AND RE-BUILD

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

THE APPLICANTS PARENT COMPANY OWNS NO. 202 WALTON STREET.

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s)

or extension(s) to existing buildings

YES

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

275 m²

| | | | | | | | |
|-------------------------------|-------------|-----|---------|---------|------|-----|--------|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| - 7 APR 1999 | | | | | | | |
| (ii) | Alterations | FRB | FWD PLN | CON DES | FEES | | |

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).

195

Nettares/m²

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

NO

NO

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

NO

NO

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 2
 The Condition

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

State :-

- (i) Present use of buildings/land AUTOMOTIVE GARAGE
- (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

WAL 10, 100, 101, 103,
WAL 200, 300, 301, X01, X02, X03, X04

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
 - (ii) Roof
 - (iii) Means of enclosure
 } GENERALLY ALL TO MATCH OR BE SIMILAR TO EXISTING OR ADDING, SEE 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 [Signature] on behalf of MARTIN ESTATES LTD. Date 1 APRIL 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 inapplicable.
- 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 General Notes

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

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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
 COPY NOTICE LETTERS ATTACHED Date of Service of Notice 1.04.99

- *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 [Signature] on behalf of [Signature] Date 01.04.99

* 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
 7 APR 1999

Date of Service of Notice
 Signed on behalf of [Signature] Date RECEIVED

(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'

Application No.
(For Official Use Only)

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

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.

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)

3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.

State
Yes or No

NO

4. 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

NO

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

RECEIVED BY PLANNING SERVICES

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| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
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- 7 APR 1999

| | | | | | | |
|----------|----|-----|----------------------|-----|---------|-------------------------------|
| EXISTING | IO | REC | ARB (See Gen. Notes) | FWD | COL DES | PROPOSED NEW FLOOR SPACE FEES |
|----------|----|-----|----------------------|-----|---------|-------------------------------|

5. (a) What is the total floor space of all buildings to which the application relates?

(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?

| | Existing (if any) | REC | ARB (See Gen. Notes) | FWD | COL DES | PROPOSED NEW FLOOR SPACE FEES |
|-----|----------------------------|-----|----------------------|-----|---------|-------------------------------|
| (a) | 195 m ² /sq.ft. | | | | | 275 m ² /sq.ft. |
| (b) | 195 m ² /sq.ft. | | | | | NIL m ² /sq.ft. |
| (c) | NIL m ² /sq.ft. | | | | | NIL m ² /sq.ft. |
| (d) | NIL m ² /sq.ft. | | | | | 275 m ² /sq.ft. |
| (e) | NIL m ² /sq.ft. | | | | | NIL m ² /sq.ft. |
| (f) | NIL m ² /sq.ft. | | | | | NIL 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? N/A

(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected. N/A

| | (a) Office | | (b) Industrial | | (c) Other sta: | |
|-------|------------|---|----------------|---|----------------|---|
| | M | F | M | F | M | F |
| (i) | | | | | 2 | 2 |
| (ii) | | | | | | |
| (iii) | | | | | | |

In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit? N/A

State
Yes or No

If 'NO' state why a certificate is not required.

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.

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)

OTHER THAN NORMAL RETAIL TRADE
MODEST VEHICULAR ACTIVITY FOR DELIVERIES

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| | |
|---|---|
| <p>What is the nature volume and means of disposal of any trade effluents or trade refuse?</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><input type="checkbox"/></p> |
| <p>State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.</p> | |
| <p>List materials used, giving source (locality in Great Britain or port of entry) and transport used.</p> | |
| <p>State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case.</p> <p>*State name of docks or airport.</p> | <p>(a) Greater London Council Area:</p> <p>(b) Elsewhere in Great Britain:</p> <p>(c) Exports through London Docks:</p> <p style="padding-left: 150px;">other Docks:</p> <p>* (d) Exports through airports:</p> |

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

Signed *[Signature]* On behalf of MARTIN ESTATES. LTD. Date 01.04.99

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.

PP990717

Koski Solomon & Ruthven

ARCHITECTS

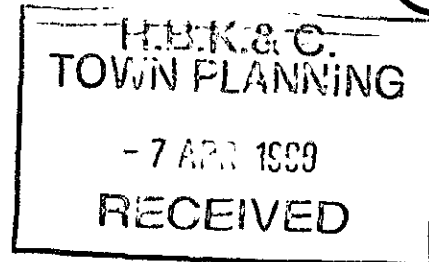
14 Greenland Street, London NW1 0ND

Tel: 0171 692 5000 Fax: 0171 692 5050

Email: ksr@ksrarch.force9.co.uk

WAL/B/PL 01
April 1st 1999

R.B. Kensington and Chelsea
Planning & Conservation
Town Hall
Horton Street
London W8 7NX



Dear Sirs

190/200 WALTON STREET, LONDON SW3

We are instructed by our clients Martin Estates (Clerkenwell) Ltd. to submit this application for Planning Permission and Conservation Area Consent. The proposed scheme involves the demolition of the existing automotive garage on the rear of the site (No. 194) and re-development as a retail showroom. Broadly this scheme is proposed within the existing volume of the garage, although the new structure affords the establishment of an open mezzanine floor of some 80-sq mt, in addition to the existing footprint of 195-sq. mt.

A rights of light analysis has been carried out by a specialist building surveyor and this proposal, in terms of height and mass, has been developed with respect to the permissible envelope established by the analysis.

It is expected that the present retail tenants of No.200 Walton Street will occupy the new retail space. They require additional space to expand into. Consequently the proposal includes a linking of the two properties. At ground level this is simply achieved by an opening in the wall. At first floor, mezzanine level, it is achieved by a proposed small addition to the rear of No.200 adjacent to the existing rear bay window.

There are two residential tenants occupying apartments on the first floor (No.192) of the front building. This proposal impacts on the rear apartment where the proposed new stair, serving the mezzanine level of the retail space, rises in front of an existing window. Our clients are presently resolving this loss of light with the representatives of the tenant. In the unlikely event that this matter is not resolved the stair serving the mezzanine will be moved towards the rear of the site, so as not to impact on the windows right to light.

Partners

Les Koski B Arch (UCT) RIBA

Richard Solomon AA Dipl RIBA

Mark Ruthven BEDS B Arch (TUNS) RIBA

Associate

Gordon Jefferys B Arch (UCT) RIBA

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The site sits over the London Underground Circle and District line, and consequently our client's structural engineers are in discussion with London Underground to confirm the proposed new structure is satisfactory.

We would also advise that we have consulted with L.B. of Kensington and Chelsea Building Control over this proposal and can confirm that the scheme broadly respects all matters pertaining to the Building regulations.

Please find enclosed the following:

Four copies of the Planning Application and Conservation Area Consent forms,
Four copies of drawings WAL 10,100,101,103, 200, 300, 301, X01, X02, X03, X04
Copies of notice letters to the residential tenants of No.192
Photographs of the site
A cheque, payable to the Royal Borough of Kensington and Chelsea, for £190

We trust this submission will meet with your approval and look forward to a positive outcome in the near future. Should you have any queries, or would like to arrange a site visit, please do not hesitate in contacting us.

Yours faithfully

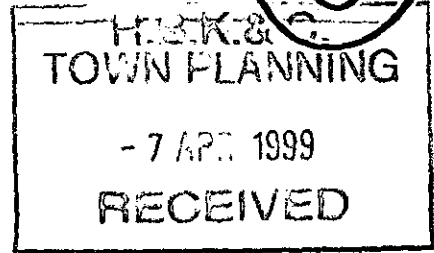


MARK RUTHVEN

cc Martin Estates Ltd.

WAL/A/O/02
1st April 1999

Mrs T. E. Feilden
190A Walton Street
London
SW3



COPY

Dear Madam

194 WALTON STREET, LONDON, SW3

Please be advised that in reference to the proposed change of use to No. 194 Walton Street, we give notice that our clients, Martin Estates (Clerkenwell) Ltd are applying to the Royal Borough of Kensington & Chelsea for Planning Permission and Conservation Area Consent.

Any owner of the land who wishes to make representations about the application should write to the Royal Borough of Kensington & Chelsea, Planning and Conservation, The Town Hall, Horton Street, London, W8 7NX within 21 days of the date of service of this notice.

Yours faithfully

MARK RUTHVEN

Cc Royal Borough of Kensington & Chelsea
Martin Estates (Clerkenwell) Ltd