

TOWN & COUNTRY PLANNING ACT 1990 APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

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

FOR OFFICE USE ONLY

Fee £ 190-00

PP992521

Borough Ref

Registered No.

Date Received

COMPLETE

14 DEC 1999

Cheque / Postal Order / Cash 100887

Receipt No. Issued 0109164 (10/12/99)

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 RYOHIN KELKAKU EUROPE LTD.

Address 4th FLOOR

167-169 GREAT PORTLAND STREET

LONDON W1N 5FD

Tel. No. 0171 323 2287

AGENT (if any) to whom correspondence should be sent

Name LECKENBY ASSOCIATED LTD.

Address 20 WOODFIELD ROAD

LONDON

W5 1SH

Tel. No. 0181-9977322 Ref. CRAIG LEWEN

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

118/118A KING'S ROAD

LONDON SW3

DEMISE

(b) Site area

375 m²

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

GENERAL REFURBISHMENT TO INCLUDE NEW SHOPFRONT, NEW SIGNAGE, NEW STAIRCASE, REFURBISHMENT OF AND ADDITION TO EXISTING A/C SYSTEM LOCATED IN THE LIGHTWELL WHICH IS PART OF THE (DETUSE) THE EXTERNAL A/C UNITS CANNOT BE SEEN BY ADJACENT PROPERTIES - TRADING WILL BE EXTENDING TO PART OF THE (DETAIL) BASSMENT WHICH IS CURRENTLY A STOCK ROOMS (ONLY)

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

NO

ONLY

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s)

NO

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

	m ²
--	----------------

or extension(s) to existing building(s)

EX DIR REC SW SE ENF AO ACK

10 DEC 1999

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

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(ii) Alterations

YES

(iii) Change of use

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 ²
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(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

14 DEC 1999

Strike out whichever is inapplicable



Handwritten scribble or mark in the upper left quadrant.



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)

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 RETAIL
- (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

087.01 REV.A, 087.02, 087.03, 087.04, 087.05, 087.06

RECORDS SERVICES
 10 DEC 1999
 EX. NO. ACK.

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) FES
- (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 AS EXISTING
 - (ii) Roof AS EXISTING
 - (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 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 LECKENBY ASSOCIATES LTD Date 9/12/99

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 Notes for Applicants.

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

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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 Address
..... Date of service of Notice 9.12.1999

*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 YOHIN KEIKAKU EUROPE LTD
4TH FLOOR, 167-169 GREAT PORTLAND STREET, LONDON W1N 5SF
Date of service of Notice 9.12.1999
Signed [Signature] on behalf of MJL Date 9.12.1999

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 unable to do so:

*Strike out whichever is inapplicable

(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:

†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).

*Strike out whichever is inapplicable

*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

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990

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PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
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1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	RETAIL TRADING LIFESTYLE PRODUCTS																																		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="8" style="text-align: center;">RECEIVED BY PLANNING SERVICES</td> </tr> <tr> <td style="text-align: center;">EX DIR</td> <td style="text-align: center;">HDC</td> <td style="text-align: center;">W</td> <td style="text-align: center;">C</td> <td style="text-align: center;">SW</td> <td style="text-align: center;">SF</td> <td style="text-align: center;">ENF</td> <td style="text-align: center;">AO ACK</td> </tr> <tr> <td colspan="8" style="text-align: center; padding: 5px;">10 DEC 1999</td> </tr> <tr> <td style="text-align: center;">FEAS</td> <td style="text-align: center;">IO</td> <td style="text-align: center;">HEI</td> <td style="text-align: center;">HND</td> <td style="text-align: center;">FWD PLN</td> <td style="text-align: center;">CON DES</td> <td style="text-align: center;">FEES</td> <td></td> </tr> </table>			RECEIVED BY PLANNING SERVICES								EX DIR	HDC	W	C	SW	SF	ENF	AO ACK	10 DEC 1999								FEAS	IO	HEI	HND	FWD PLN	CON DES	FEES	
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EX DIR	HDC	W	C	SW	SF	ENF	AO ACK																												
10 DEC 1999																																			
FEAS	IO	HEI	HND	FWD PLN	CON DES	FEES																													
3. If the proposal is related to an existing use on or near the site, please explain the relationship:																																			
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace																																
(a) What is the total floor space of all the buildings to which the application relates?	/ m2	375 m2	/ m2																																
(b) What is the amount of industrial floor space included in the above figure?	/ m2	/ m2	/ m2																																
(c) What is the amount of office floor space?	/ m2	/ m2	/ m2																																
(d) What is the amount of floor space for retail trading? <i>See cover letter</i>	/ m2	176.5 m2	/ m2																																
(e) What is the amount of floor space for storage? <i>See cover letter</i>	111.5 m2	76.5 m2	/ m2																																
(f) What is the amount of floor space for warehousing?	/ m2	/ m2	/ m2																																
(g) Please specify the amount of floor space of any other uses.	/ m2	/ m2	/ m2																																

(Part Three continues overleaf)


THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

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PART THREE: SIDE TWO

<p>5. How many staff will be employed on the site as a result of the proposed development?</p> <p>(a) full-time</p> <p>(b) part-time</p>	<p>10</p> <p>7</p>																																
<p>6. State estimated vehicular traffic flow to the site during a normal working day:</p> <p>(a) Heavy Goods Vehicles</p> <p>(b) Other vehicles</p>	<p>2 / WEEK</p> <p>—</p>																																
<p>7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).</p>	<p>ROADSIDE DELIVERY</p>																																
<p>8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:</p>	<p>AS EXISTING</p>																																
<p>9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :</p>	<table border="1"> <tr> <td colspan="8">RECEIVED BY PLANNING SERVICES</td> </tr> <tr> <td>EX DIR</td> <td>HOG</td> <td>IN</td> <td>U</td> <td>SW</td> <td>PLN</td> <td>DES</td> <td>ACK</td> </tr> <tr> <td colspan="8" style="text-align: center;">10 DEC 1999</td> </tr> <tr> <td>APPEALS</td> <td>IO</td> <td>RE</td> <td>IND</td> <td>AWD</td> <td>PLN</td> <td>DES</td> <td>FEE</td> </tr> </table>	RECEIVED BY PLANNING SERVICES								EX DIR	HOG	IN	U	SW	PLN	DES	ACK	10 DEC 1999								APPEALS	IO	RE	IND	AWD	PLN	DES	FEE
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APPEALS	IO	RE	IND	AWD	PLN	DES	FEE																										

(* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

<p>Signed: </p>	<p>On behalf of: LECHENBY ASSOCIATES LTD</p>	<p>Date: 9/12/99</p>
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CAC NOT REQUIRED.

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Part 1

TP1 (H.B./CA)
Part 1

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

1. Name and Address of applicant (i.e. developer) (IN BLOCK LETTERS)

Name BYOHIN KEKAKU EUROPE LTD

Address 4TH FLOOR, 167-169 ST BONAVENTURE ST
LONDON W1N 5FD

Applicant's Telephone No.

(If applicable)

Name and Address of applicant's agent to whom notices or other documents in respect of this application should be sent LEWENBY ASSOCIATES LTD, 20 WOODPIPER ROAD LONDON W5 1ST

Agent's telephone No. 0781- 997 7322

RECEIVED BY PLANNING SERVICES									
EX-101	HDI	N	C	SW	SI	ENF	AD	ACK	
10 DEC 1999									
(27)									
APPLS	DO	HEL	HR	FWI	IN	DES	FEE		

I/We* hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.

Signed [Signature] on behalf of LEWENBY ASSOCIATES Date 9/12/99

2. Full address or location of the land to which application relates

118/118A KINGS ROAD, LONDON SW3

3. (a) Brief particulars of the proposed works.

(a) GENERAL REPAIRS/REINFORCEMENT, NEW SHOP FRONT, NEW SIGNAGE, NEW STAIRCASE

(b) State what the proposal involves (Delete the items which do not apply)

(i) ~~Demolition of the building(s)~~
(ii) Alterations and/or Extensions

4. State the purpose for which the land is

(a) now used, or

(a) RETAIL

(b) if vacant, the last known use

(b)

(c) proposed to be used

(c) RETAIL

5. State (a) suitable location on building or within curtilage of building for display of statutory notice in respect of this application, and (b) name and address of person to whom application should be made for facilities to display notice.

(a) ON CONTRACTORS HOARDING

(b)

6. List of drawings and plans submitted with the application. (See Notes).

087.01 REV A, 087.02, 087.03, 087.04, 087.05, 087.06

CERTIFICATE UNDER SECTION 11, PART I OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

CERTIFICATE A (See Notes)

I hereby certify that no person other than myself/the applicant* was an owner of the building to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed on behalf of Date

*Delete where appropriate

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PP992521

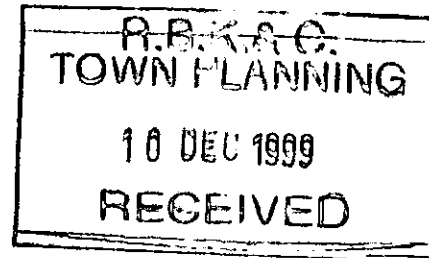
Royal Borough of Kensington and Chelsea
 Planning & Conservation
 The Town Hall
 Hornton Street
 London
 W8 7NX

Tel: 0171-3612080

9 December 1999

Dear Sir/Madam

PP992521



Re: Muji, 118/118A Kings Road, Planning Application

Please find enclosed 6 sets of drawing number 087.01 rev. A, 087.02, 087.03, 087.03, 087.04, 087.05 (photography of shop as existing), 087.06 (photography of existing Muji shop in Leeds) showing the proposed works to the above property, together with 4 copies of the completed planning application form for 118/118A Kings Road, dated 9 December 1999.

As outlined in our application form, please note that the existing air conditioning system will be retained and further equipment will be added to it. All existing and new equipment will be located in the light well which is part of the demise and will not be overlooked by any adjoining properties.

The current lessee of the demise are using the basement as retail storage space only. As part of this proposal, we would like to inform you that 76.5 m2 of the basement will be dedicated to back of house space (stock room, manager's office and toilets) and 111.5 m2 will be dedicated to retail trading.

We have enclosed a cheque for £190 to cover the application fee and we have informed all the interested parties regarding the application.

If you have any queries or require any further information please do not hesitate to contact us.

Yours faithfully


 Nicole Dudragne

cc. E. Douglas - Muji
 R. Woolf - McDaniel Woolf
 S. Darwin - CIS

encs.

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

Tel: 0171-3612080

PP992521



9 December 1999

Dear Sir / Madam,

Re: Muji 118/118A King's Road, Application for Conservation Area Consent

Please find enclosed 4 sets of drawing numbers 087.01 rev. A, 087.02, 087.03, 087.04, 087.05, and 087.06 showing the proposed works to the above property, together with 4 copies of the completed application for Conservation Area Consent for **118/118A Kings Road, London SW3** dated 9 December 1999.

If you have any queries or require any further information please do not hesitate to contact us.

Yours faithfully

Nicole Dudragne

cc. E. Douglas - Muji
R. Woolf - McDaniel Woolf
S. Darwin - CIS

encs.