

TOWN & COUNTRY PLANNING ACT 1990

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

FOR OFFICE USE ONLY	07 / 3470 / FUL	FORM TPI -Part 1
Fee £		
Cheque/Postal Order/Cash		
Receipt No. Issued		

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE	To be completed by or on behalf of all applicants as far as applicable. (Block capitals please)	
	FEE (where applicable)	£ N/A

1. APPLICANT

Name: VIEWCOUET PROPERTY TRADING CO. LTD.	AGENT (if any) to whom correspondence should be sent
Name: THE LONDON PLANNING PRACTICE	
Address: C/O AGENT	Address: 4 GODDONS COURT
	LONDON
Postcode:	Post Code: W22 4LL
Tel No: C/O AGENT	Tel No: 020 7557 9999 Ref: NDL/EM/449

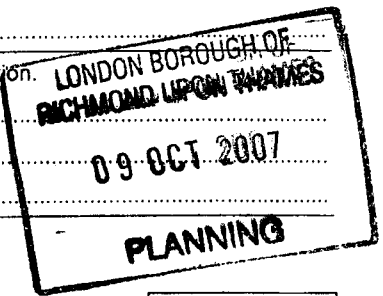
2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location: THE WALDEGRAVE ARMS, 209 WALDEGRAVE ROAD, TEDDINGTON TW11 8LX

(b) Site area: 0.13 hectares

(c) Details of proposal: REFURBISHMENT OF EXISTING PUBLIC HOUSE RETAINING A4 USE CLASS AT GROUND FLOOR WITH 3 FLATS AT UPPER FLOORS CONSTRUCTION OF TWO NEW 3 STOREY BUILDINGS COMPRISING 19 FLATS WITH ASSOCIATED PARKING FOR 20 CARS.

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



(e) The proposal involves (select from the following categories):

(i) New building(s) or extension(s) to existing building(s) Tick box → State gross floor area of proposed building(s). 1859 m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. 22 FLATS

(ii) Alterations: N/A

(iii) Change of use: N/A → State gross area of land or buildings affected by proposed change of use (if more than one use involved state gross area of each use) [] hectares/m²*

(iv) Construction of a new access to a highway: vehicular N/A, pedestrian N/A

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

* Delete as applicable

3. PARTICULARS OF APPLICATION

State whether this application is for

(i) Outline planning permission NO YES

(ii) Full planning permission YES NO

(iii) Renewal of a 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. YES NO

If 'Yes', delete any of the following which are not to be determined at this stage.

1 siting	4 external appearance
2 design	5 means of escape
3 landscaping	

If 'Yes' state the date and number of previous permission and identify the particular condition

Date Number

The condition

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

State:-

(i) Present use of building(s)/land PUBLIC HOUSE (USE CLASS A4)

(ii) If vacant the last previous use and period of use with relevant dates N/A

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC: forming part of this application

PLEASE SEE ATTACHED LETTER

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 disposed of? 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 BUFF COLOURED BRICK & WESTERN RED CEDAR HARDWOOD

(ii) Roof FLAT ROOF

(iii) Means of enclosure BRICK WALL + ENCLOSURE

I/We hereby apply for (delete whichever is inapplicable)

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

OR (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

I/We hereby agree that this application may be treated as an application for a Certificate of Lawfulness for existing or proposed use or development under Sections 191 or 192 of the Town and Country Planning Act 1990.

Signed The London Planning Practice on behalf of VIEWCOAST PROPERTY TEAM Date 9/10/07

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 21 days ending with the date of the application, complete certificate 'A' otherwise see PART TWO of this form.

CERTIFICATE A

CERTIFICATE UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

None of the land to which the application/appeal relates is, or is part of, an agricultural holding.*

*(Delete if not applicable)

Signed The London Planning Practice on behalf of VIEWCOAST PROPERTY TEAM Date 09/10/07

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FORM TPI Part 3

PART III

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

(Please answer all relevant questions)

1. In the case of industrial development describe the process to be carried on and the end product and the type of plant or machinery to be installed.	N/A							
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>	N/A							
3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.	State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
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.	State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
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) <small><i>(See General Notes)</i></small>			Proposed new floor space				
	(a)	332	m ² /sq.ft.	1859	m ² /sq.ft.			
	(b)	N/A	m ² /sq.ft.	N/A	m ² /sq.ft.			
	(c)	N/A	m ² /sq.ft.	N/A	m ² /sq.ft.			
	(d)	N/A	m ² /sq.ft.	N/A	m ² /sq.ft.			
	(e)	N/A	m ² /sq.ft.	N/A	m ² /sq.ft.			
	(f)	N/A	m ² /sq.ft.	N/A	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? (iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.			(a) Office		(b) Industrial		(c) Other Staff	
		M	F	M	F	M	F	
(i)		N/A	N/A	N/A	N/A	UNKNOWN		
(ii)		N/A	N/A	N/A	N/A	UNKNOWN		
(iii)		N/A	N/A	N/A	N/A	N/A	N/A	
7. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? <i>(Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</i>	PARKING PROVIDED WITHIN THE SITE FOR 20 CARS INCLUDING 2 DISABLED PARKING BAYS.							
8. What is the estimated vehicular traffic flow to the site during a normal working day? <i>(Please include all vehicles except those used by individual employees driving to work)</i>	20 VEHICLES FOR RESIDENTS							

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9. What is the nature, volume and proposed means of disposal of any trade effluent or trade refuse?	SEPERATE REFUSE STORE FOR PROPOSED AT USE WITHIN SITE.
10. Will the proposed use involve the use or storage of a hazardous substance as defined in Schedule 1 of The Planning (Hazardous Substances) Regulations 1992.	NO
11. State details of any processes, sub-contracted, the percentage sub-contracted and the location of sub-contractors.	NONE
12. List materials used, giving source (locality in Great Britain or port of entry) and transport use.	BUFF BRICK ; WESTERN RED CEDAR HARDWOOD
13. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case.	(a) Greater London area N/A (b) Elsewhere in Great Britain N/A (c) Exports through London Docks N/A other docks N/A (d) Exports through airports N/A

14. 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 SEE ATTACHED PLANNING STATEMENT.

Signed *Richard Perry* On behalf of VIGOROUS PROPERTY TRADING CO LTD. Date 09/10/07

NOTE

Question 2 page 1 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.

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TOWN AND COUNTRY PLANNING ACT 1990

FORM TP1 Part II

Certificates under Section 66 of this Act

Notes for Applicants

- Section 66 of the Town and Country Planning Act 1990 provides that where an application for planning permission is made, the applicant shall certify, in the appropriate form, that the requirements of Section 66 (notice of application for planning permission) have been satisfied. This is designed to ensure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notice and to provide the appropriate certificates. Copies of these, so far as they relate to applications for planning permission, are attached. You should therefore read the paragraphs below which summarise the material provisions of the section and send in the appropriate certificate, when completed, with your application.
- For these purposes "owner" means a person entitled to the freehold or a lease the unexpired term of which at the relevant time is not less than seven years. "Agricultural holding" has the same meaning as in the Agricultural Holdings Act 1986, viz "the aggregate of the agricultural land comprised in a contract of tenancy, not being a contract under which the said land is let to the tenant during his continuance in any office, appointment or employment held under the landlord."
- If you are the owner (as defined above) of all the land to which the application relates you should complete Certificate A.
- If you are not the owner (as defined above) of all the land to which the application relates you should take one of the following three courses:-
 - If you know the names and addresses of all the occupiers and owners of the land to which the application relates you should give them notice in the prescribed form and complete Certificate B.
 - If you know the names and addresses of some of the occupiers and owners of the land to which the application relates but not all of them, you should give notice in the prescribed form to those whose names and addresses you know and take all steps reasonable open to you to ascertain the names and addresses of the others. You must also give notice of the application in a local newspaper in the prescribed form. The newspaper notice should be published not earlier than the day 21 days before the date of the application. You should then Complete Certificate C.
 - If you do not know the names and addresses of any of the occupiers and owners of the land to which the application relates you should take all steps reasonably open to you to ascertain them and also give notice of application in a local newspaper, in the prescribed form. This notice should be published not earlier than the day 21 days before the date of the application. You should then complete Certificate D.
- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding level 3 on the standard scale of fines.
- The "prescribed forms of notice" referred to in paragraph 4 of these notes are set out in the Town and Country Planning (General Development Procedure) Order 1995.

NOTE: Complete and sign appropriate certificate, and delete remainder

CERTIFICATE A

LONDON BOROUGH OF
RICHMOND UPON THAMES
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I CERTIFY that:

- On the day 21 days before the date of the accompanying application nobody except the applicant or the owner of any part of the land to which the application relates.
 - None of the land to which the application relates is, or is part of, an agricultural holding.
- or*
- ~~[I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

Tenant's Name	Address at which notice was served	Date on which notice was served
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Signed The London Planning Practice
 (On behalf of VIEWQUEST PROPERTY TRAINING CO LTD)
 Date 09/10/07

* Delete which of (2) is not relevant

CERTIFICATE B

I CERTIFY that:

1. [I have] [The applicant has] given the requisite notice to every one else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's Name

**Address at which notice
was served**

**Date on which notice
was served**

2. None of the land to which the application relates is, or is part of, an agricultural holding.

or

2. [I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Owner's Name

**Address at which notice
was served**

**Date on which notice
was served**

Signed _____

[On behalf of _____]

Date _____

* Delete which of (2) is not relevant

I CERTIFY that:

1. (i) [I] [The applicant] cannot issue a certificate A or B in respect of the accompanying application.
- (ii) [I have] [The applicant has] given the requisite notice to the persons specified below, being persons who 21 days before the date of the application were owners of any part of the land to which the application relates.

Owner's Name	Address at which notice was served	Date on which notice was served
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- (iii) [I have] [The applicant has] taken all responsible steps open to [me] [him] [her] to find out the names and addresses of the other owners of the land, or a part of it, but [have] [has] been unable to do so. These steps were as follows:-

- (iv) Notice of the application, as attached to this Certificate, has been published in the _____ (name of newspaper) on _____ (date of publication not earlier than 21 days before date of application)

2. None of the land to which the application relates is, or is part of, an agricultural holding.

or*

2. [I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served
---------------	------------------------------------	---------------------------------



Signed _____
[On behalf of _____]
Date _____

* Delete which of (2) is not relevant

CERTIFICATE D

I CERTIFY that:

1. (i) [I] [The applicant] cannot issue a certificate A in respect of the accompanying application.
- (ii) [I] [The applicant] [have] [has] taken all reasonable steps open to [me] [him] [her] to find out the names and addresses of everyone else who, on the day 21 days before the date of the application, was the owner of any part of the land to which the application relates, but [have] [has] been unable to do so. These steps were as follows:-

Notice of the application, as attached to this Certificate, has been published

in the _____ (name of newspaper)
on _____ (date of publication not earlier than 21 days before date of application)

2. None of the land to which the application relates is, or is part of, an agricultural holding.

or*

2. [I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name

**Address at which notice
was served**

**Date on which notice
was served**

Signed _____
[On behalf of _____]
Date _____

* Delete which of (2) is not relevant