

07/03897

PLEASE READ ACCOMPANYING NOTES
FOUR COPIES OF ALL DOCUMENTS AND PLANS ARE REQUIRED.
EACH APPLICATION FORM MUST BE FULLY COMPLETED, SIGNED AND DATED
PLANS MUST BE ACCURATE AND TO A METRIC SCALE
FAILURE TO PROVIDE THIS INFORMATION WILL INVALIDATE YOUR APPLICATION

TOWN PLANNING APPLICATION FORM

TOWN AND COUNTRY PLANNING ACT 1990 (As Amended)

Please tick if appropriate. I/We hereby apply for:

☒ Planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR

☐ Planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.

OR

☐ Approval of details pursuant to a previous grant of outline or full permission.

FOR OFFICE USE ONLY

APPL. NO.

FEE PAID.

REC NO.

FOR OFFICE USE ONLY

Date Received

N.B. If your application is for approval of details only, you only need complete this form up to and including question 7.

☒ Signed

on behalf of

Date

Gerald Eve GERALD EVE
LONDON DEVELOPMENT AGENCY
1 NOVEMBER 2007

1. Applicant Name LONDON DEVELOPMENT AGENCY
Address 'PALESTRA' 197 BLACKFRIARS ROAD
LONDON
Postcode SE1 8AA Tel. No. 020 7593 9000
E-mail — Fax. No. —

2. Agent Name GERALD EVE
Address 7 VERE STREET
LONDON
Postcode W1G 0JB Tel. No. 020 7493 3338
E-mail crystalpalacepark@geraldve.com Fax. No. 020 7333 6402

3. Description of proposal details requiring approval PLEASE SEE ATTACHED SCHEDULE '0A-A'

PLEASE ENSURE YOUR PLANS CONTAIN THE CORRECT INFORMATION (SEE GUIDANCE NOTES) AND
COMPLY WITH RELEVANT UNITARY DEVELOPMENT PLAN POLICIES

4. Site Address CRYSTAL PALACE PARK
LONDON
Postcode: SE20 8DT

5. Type of application Full ☐ Outline ☒ Removal or Variation of a Condition ☐ Approval of details ☐ Renewal ☐

If renewal, approval of details or removal/Variation of condition, please give previous application number

6. If Application is in Outline or for Approval of details, indicate items to which Approval is sought in this Application:

Layout ☐ Appearance ☐ Landscaping ☐ Scale ☐ Means of Access ☒

Others ☒ If 'Others' please specify **FULL DETAILS PROVIDED FOR NATIONAL SPORTS CENTRE AND SURROUNDING AREA**

(Only applicable for Approval of Details)

7.(a) Amount of Fee enclosed: £ **25,135.00**

Cheques made payable To: London Borough of Bromley

7.(b) If no fee enclosed give reason: **N/A**

8. Does proposal involve
(Tick as appropriate)

(a) Change of use

YES



Proposed
hours of operation

NOT YET KNOWN

NO



(b) Change of use including internal or elevational alterations

YES



NO



(c) Construction of a new access to a highway:

Vehicular

YES NO



Pedestrian



(d) Alterations of an existing access to a highway:

Vehicular



Pedestrian



(e) A Public Right of Way across the site



9.(a) (Applicable to extensions etc)

Floor space Existing: m²

Proposed additional floor area: **SEE PLANNING STATEMENT** m²

9.(b) (New dwellings flats etc)

No of proposed dwellings

SEE PLANNING STATEMENT

No of existing dwellings

10. Site area / Size of site

approx 80 /Ha

11. Present or last known use of land/buildings

PLEASE SEE ENCLOSED SCHEDULE 'OA - C'

12. Is any felling, lopping or topping of trees proposed?

YES

If YES, identify trees on plan.

13. No. of parking spaces within site:

Existing

PLEASE SEE T. A.

Proposed

PLEASE SEE T. A.

14. Materials to be used externally:

Walls

PLEASE SEE DESIGN AND ACCESS STATEMENT

Roof

//

15. Means of drainage;

(a) Foul

(i) if to existing public sewer (please tick)



or (ii) if by some other means e.g. private sewer, septic tank, cesspool (please state which)

NOT YET KNOWN

(b) Surface water

(i) if to existing public sewer (please tick)



or (ii) if by some other means e.g. soakaway (please state which)

NOT YET KNOWN

16. Drawings submitted (Ref. Nos.)

PLEASE SEE ENCLOSED DOCUMENT SCHEDULE 'OA - B'

17. Certificates submitted: tick box
(See below)



A



B



C



D

Not applicable if application is for approval of details following a grant of outline permission.

Unless your application is for Approval of Details only, you must complete a Certificate, which states the ownership of the application site.

Complete Certificate A and tick box A if the applicant is the sole owner of all the land to which the application relates and there is no encroachment.

If the applicant is not the sole owner, ignore Certificate A and complete Certificate B if you know who the (other) owners are.

Send The Notice (or copies of it) to each owner and the lands freeholder.

If you do not know the name of any (or all) of the owners, you will need to complete either Certificates C or D. Further advice is available from the Planning Department at the Civic Centre on this matter.

If any of the application site forms part of an agricultural holding, send The Notice (or copies of it) to any tenant.

TOWN PLANNING
Town and Country Planning
(General Development Procedure) Order 1995

C

CERTIFICATE UNDER ARTICLE 7
(Formerly Article 12A)

Certificate C (a)

I certify that:

~~I have~~ The applicant ~~The appellant has~~* cannot issue a Certificate A or B in respect of the accompanying ~~application/appeal~~*

~~I have~~ The applicant has ~~The appellant has~~* given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the ~~application/appeal~~* were owners (b) of any part of the land to which the ~~application/appeal~~* relates. *delete where inappropriate

Owner's (b) name

PLEASE SEE
ATTACHED
SCHEDULE 'OA-E'

Address at which notice was served

11

Date on which notice was served

11

- ~~I have~~ The applicant has ~~The appellant has~~* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners(b) of the land, or of a part of it, but ~~have~~ has* been unable to do so. These steps were as follows:-

(c) LAND REGISTRY SEARCHES

- Notice of the ~~application/appeal~~*, as attached to this Certificate, has been published

in the (d) BROMLEY NEWS SHOPPER; STREATHAM GUARDIAN;
LEWISHAM + GREENWICH NEWS SHOPPER CROYDON GUARDIAN (newspaper)
on (e) 31 OCTOBER 2007 1 NOVEMBER 2007 (date of publication)

(e) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal)

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A B C or D. If The applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative

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

or

- *2. ~~I have~~ The applicant has ~~The appellant 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/appeal~~*, was a tenant of an agricultural holding on all or part of the land to which the ~~application/appeal~~* relates, as follows. *delete where inappropriate

Tenant's (b) name

Address at which notice was served

Date on which notice was served

For this certificate to be valid You must sign here

X Signed Gerald Eve **GERALD EVE** Date 1 NOVEMBER 2007

*On behalf of LONDON DEVELOPMENT AGENCY

Schedule OA - A

Crystal Palace Park

Masterplan Outline Application

Description of Proposed Development

Comprehensive phased scheme for landscaping and improvement of park comprising demolition of and alterations to existing buildings and structures including removal of existing hard surfaces; changes of use including part of the caravan site to public open space and museum to park rangers base; erection of new buildings and structures for various uses including museum / park maintenance facilities / community facility / information kiosk / greenhouses / retail kiosks / cafes / toilets / classroom / children's nursery / treetop walk / student accommodation; and up to 180 residential dwellings; erection of new regional sports centre including indoor swimming pool; alterations to ground levels with new pedestrian paths / vehicular access roads / car parking / highway works / water features together with associated and ancillary works, plant and equipment (PART OUTLINE)

Schedule OA - B

Crystal Palace Park

List of Submitted Documents

MASTERPLAN OUTLINE PLANNING APPLICATION

- Covering Letter
- Application Form and Ownership Certificate C
- Parameter Plans:

PROJECT DRAWING NO.	PARAMETER PLAN NO.	DESCRIPTION
OVERVIEW PLANS:		
P_1010	PP 1	Planning Application Boundary Plan
P_1011	PP 2	Zones Plan
P_1020	PP 3	Existing Buildings and Demolition Plan
P_1021	PP 4	Tree Removal and Retainment Plan
P_1030	PP 5	Access and Circulation Plan
P_1051	PP 6	Proposed Buildings Plan
P_1022	PP 7	Hard Surface Plan
ZONE A: ANERLEY HILL		
P_A_1200	PP A1	Zone A: Existing Conditions
P_A_1210	PP A2	Zone A: Level Plan
P_A_1220	PP A3	Zone A: Proposed Layout
P_A_1250	PP A4	Zone A: Footprint Overview
P_A_1260	PP A5	Zone A: Land Use and Parameters (College and Lodge)
P_A_1270	PP A6	Zone A: Land Use and Parameters (South Greenhouse)
ZONE B: PALACE TERRACE		
P_B_1300	PP B1	Zone B: Existing Conditions
P_B_1310	PP B2	Zone B: Level Plan
P_B_1320	PP B3	Zone B: Proposed Layout
P_B_1350	PP B4	Zone B: Footprint Overview
P_B_1351	PP B5	Zone B: Land Use and Parameters (Palace Kiosks)
P_B_1352	PP B6	Zone B: Land Use and Parameters (CPP Museum)
ZONE C: TERRACES		
P_C_1400	PP C1	Zone C: Existing Conditions
P_C_1410	PP C2	Zone C: Level Plan
P_C_1420	PP C3	Zone C: Proposed Layout
ZONE D: TRANSITIONAL LANDSCAPE		
P_D_1500	PP D1	Zone D: Existing Conditions

GeraldEve

P_D_1510	PP D2	Zone D: Level Plan
P_D_1520	PP D3	Zone D: Proposed Layout
P_D_1550	PP D4	Zone D: Footprint Overview
P_D_1551	PP D5	Zone D: Land Use and Parameters (Central Pavillion)
ZONE E: CENTRAL AREA		
P_E_1600	PP E1	Zone E: Existing Conditions
P_E_1610	PP E2	Zone E: Level Plan
P_E_1611	PP E2a	Zone E: Level Plan NSC phase 1
P_E_1620	PP E3	Zone E: Proposed Layout
P_E_1621	PP E3a	Zone E: Proposed Layout NSC phase 1
P_E_1650	PP E4	Zone E: Footprint Overview
P_E_1660	PP E5	Zone E: Land Use and Parameters (CP RSC)
ZONE F: TIDAL LAKES		
P_F_1700	PP F1	Zone F: Existing Conditions
P_F_1710	PP F2	Zone F: Level Plan
P_F_1720	PP F3	Zone F: Proposed Layout
P_F_1750	PP F4	Zone F: Footprint Overview
P_F_1760	PP F5	Zone F: Land Use and Parameters (Café and Interpretation Centre)
ZONE G: CRICKET GROUND		
P_G_1800	PP G1	Zone G: Existing Conditions
P_G_1810	PP G2	Zone G: Level Plan
P_G_1820	PP G3	Zone G: Proposed Layout
P_G_1850	PP G4	Zone G: Footprint Overview
P_G_1860	PP G5	Zone G: Land Use and Parameters (Park Ranger Building)
P_G_1870	PP G6	Zone G: Land Use and Parameters (Sydenham Residential)
P_G_1880	PP G7	Zone G: Land Use and Parameters (Cricket Pavillion)
ZONE H: ENGLISH LANDSCAPE		
P_H_1900	PP H1	Zone H: Existing Conditions
P_H_1910	PP H2	Zone H: Level Plan
P_H_1920	PP H3	Zone H: Proposed Layout
P_H_1950	PP H4	Zone H: Footprint Overview
P_H_1960	PP H5	Zone H: Land Use and Parameters (Rockhills Residential)
P_H_1970	PP H6	Zone H: Land Use and Parameters (Rockhills Residential)
P_H_1980	PP H7	Zone H: Land Use and Parameters (North Greenhouse)
NSC DETAILED DRAWINGS		
DPA_1611		NSC Landscape plan phase 1
DPA_1612		NSC Landscape section 1 – 4
DPA_1613		NSC Landscape section 5 – 6
DPA_1614		NSC Landscape details
ROCKHILLS RESIDENTIAL ACCESS DRAWINGS		
CPP-207054-01		Junction Layout with Dimensions
CPP-207054-02		Junction Visibility Splays

- Planning Statement (including Regeneration Statement)
- Design Statement & Access Statement (incorporating Design Guidelines)
- Environmental Impact Assessment
- Sustainability Statement (Including Sustainability Appraisal and Energy Statement)
- Statement of Community Involvement

Schedule OA - C

Crystal Palace Park

Schedule of Existing Uses*

Building	Use Class	Zone Reference (see Parameter Plan 2)
Athletics Stadium	D2	E
CP Transmitter and Buildings	Sui generis	B
Urban Farm	Sui generis	F
Concert Bowl	D2	H
Entrance Building	Sui generis	D
Intermediate Lake Building	Sui generis	H
Jubilee Stand	B1 / D1 / D2	E
Lodge Tower and Paxton Suite	Sui generis	D
Current CP Museum Building	D1	A
National Sports Centre (NSC)	D2	E
One o'Clock Club Nursery	D1	G
Park Rangers' Buildings	Sui generis	G
Penge Cafeteria	A3	F
Residential Buildings	C3	D
Rockhills Caravan Site	Sui generis	H
St John's Ambulance and Storage Building	B1 / Sui generis	G
Thames Water Reservoir Building	Sui generis	H
Toilets	Sui generis	H / F

* The existing uses listed are accurate to the best of the author's knowledge however they have not been verified through the procedures set out in S191 of the Town and Country Planning Act 1990 and therefore cannot be confirmed as lawful.

* These indicative building uses do not preclude the fact that a number of them may in fact be ancillary to the park.

Schedule OA - D
Crystal Palace Park
Proposed Buildings and Uses

Building	Use Class	Zone Reference (see Parameter Plan 2)
College and Lodge	D1/ Sui generis	A
South Greenhouse	Sui generis	A
Palace Kiosks	A1/A3	B
Crystal Palace Park Museum	D1	B
Rockhills Residential / Community Centre	C3 / D1	H
North Greenhouse	Sui generis	H
Park Ranger Building	Sui generis	G
Sydenham Residential	C3	G
Cricket Pavilion	D2	G
Café and Interpretation Centre	D1/D2/A3	F
Regional Sports Centre	D2	D / E
Central Pavilion	Sui generis	D

**Schedule OA - E
Article 6 Ownership Notices**

List of Known Interests in Land

Owner	Address(es) Notice To Be Served	Date Notice Served
London Borough of Bromley	Civic Centre, Stockwell Close, Bromley, Kent BR1 3UH	31 October 2007
EDF Energy Networks (LPN) Plc	40 Grosvenor Place Victoria London SW1X 7EN	31 October 2007
Thames Water Utilities Limited	Clearwater Court Vastern Road Reading Berkshire RG1 8DB	31 October 2007
The Caravan Club Limited	Rotherwick House 3 Thomas More Street London E1W 1YX Crystal Palace Caravan Club Site Crystal Palace Parade London SE19 1UF	31 October 2007
The Grand Priory in the British Realm of the Most Venerable Order of the Hospital of St John of Jerusalem of St John's Gate, Clerkenwell, London	27 St John's Lane, London EC1M 4BU St John Ambulance, Crystal Palace Park Road, London SE26 6EG	31 October 2007
London Regional Transport (now Transport for London)	Head Office, Windsor House, 42-50 Victoria Street, London SW1H 0TL	31 October 2007
The Crystal Palace Museum	Valiant House 12 Knoll Rise Orpington BR6 0PG Anerley Hill, Crystal Palace, London SE19 2BA	31 October 2007

National Grid Wireless Limited	Wireless House Warwick Technology Park Heathcote Lane, Warwick Warwickshire CV34 6DD	31 October 2007
Bromley Mytime	153-155 Masons Hill Bromley Kent BR2 9HY 1 O'clock Club, 27, Crystal Palace Park Road, London, SE26 6UF	31 October 2007
Hyde Housing Association Limited (in respect of 79 Thicket Road)	The Hyde Group Leegate House Burnt Ash Road Lee Green London SE12 8RR	31 October 2007
Hyde and South Bank Housing Association Limited (in respect of 77 Thicket Road)	The Hyde Group Leegate House Burnt Ash Road Lee Green London SE12 8RR	31 October 2007
Capel Manor Horticultural College	Capel Manor Limited Capel Manor Bullsmoor Lane Enfield Middlesex EN1 4RQ	31 October 2007
Crystal Palace Angling Association	David Pope Angling Association 42 Norbury Close Norbury London SW16 3ND	31 October 2007