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Phone: 020 7974 4444 Fax: 020 7974 1680 Development Management Camden Town Hall Extension Argyle Street London WC1H 8EQ

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location Disclaimer: We can only make recommendations based on the answers given in the questions.			
	of site location must be completed. Please provide the most accurate site description you can, to		
Number	252		
Suffix			
Property Name			
Address Line 1			
Gray's Inn Road			
Address Line 2			
Address Line 3			
Camden			
Town/city			
London			
Postcode			
WC1X 8JR			
Description of site location must	be completed if postcode is not known:		
Easting (x)	Northing (y)		
530793	182343		

Applicant Details
Name/Company
Title
First name
Surname
Punch Partnerships (PML) Limited
Company Name
A dalua o a
Address
Address line 1
n/a
Address line 2
n/a
Address line 3
n/a
Town/City
County
Country
n/a
Postcode
Are you an agent acting on behalf of the applicant?
○ No

Description

Contact Details	
Primary number	
***** REDACTED *****	
Secondary number	
Fax number	
Email address	
***** REDACTED *****	
Agent Details	
Agent Details	
Name/Company	
Title Miss	
First name	
Tivoli	
Surname	
Chang	
Company Name	
CPC Ltd	
Address	
Address line 1	
Unit 5	
Address line 2	
Clovelly Business Park	
Address line 3	
Clovelly Road	
Town/City	
Southbourne	
County	
Country	

Postcode
PO10 8PW
Contact Details
Primary number
***** REDACTED *****
Secondary number
Fax number
Email address
***** REDACTED *****

Description of the Proposal

Please note in regard to:

- Fire Statements From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. <u>View government planning guidance on fire statements</u> or <u>access the fire statement template and guidance</u>.
- **Permission In Principle** If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or <u>view government planning guidance on determination periods</u>.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

The retention and reconfiguration of the existing public house and retention of a public house manager's flat (Sui Generis) at the third storey; works to convert the first and second storeys of the public house to provide two residential apartments (Use Class C3), including a two-storey infill extension, internal and external alterations; the erection of a lockable bike shed on Wren Street; and the relocation / replacement of the existing kitchen extract system.

Has the development or work already been started without consent?

○ Yes

⊗ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under <u>Section 346 of the Greater London Authority Act 1999</u>. <u>View more information on the collection of this additional data and assistance with providing an accurate response</u>.

Title number(s)
Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".
Title Number: NGL426161
Energy Performance Certificate Number
Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ○ No
Public/Private Ownership
What is the current ownership status of the site? ○ Public ○ Private ○ Mixed
Further information about the Proposed Development Please note: This question is specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.
Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? ○ Yes ○ No
Do the proposals cover the whole existing building(s)?
Current lead Registered Social Landlord (RSL)
If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? If the proposal does not include affordable housing, select 'No'. ○ Yes ○ No
Details of building(s)
Does the proposal include any new building and/or an increase in height to an existing building?

Please add details for each new separate building being proposed, and any existing building(s) if they are increasing in height
Building reference: Infill extension Maximum height (Metres): 5.5 Number of storeys: 2
Loss of garden land
Will the proposal result in the loss of any residential garden land? ○ Yes ⊙ No
Projected cost of works
Please provide the estimated total cost of the proposal
Up to £2m
Vacant Building Credit Please note: This question is specific to applications within the Greater London area.
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Does the proposed development qualify for the vacant building credit? ○ Yes ⊙ No
Superseded consents
Please note: This question is specific to applications within the Greater London area.
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Does this proposal supersede any existing consent(s)? ○ Yes ⊙ No
Development Dates
Please note: This question is specific to applications within the Greater London area.
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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.
Phase Detail: Building works
When are the building works expected to commence?: 2024-04
When are the building works expected to be complete?: 2024-12
Scheme and Developer Information
Please note: This question is specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.
Scheme Name
Does the scheme have a name?
○ Yes⊙ No
Developer Information
Has a lead developer been assigned? ○ Yes ⊙ No
Listed Building Grading
What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?
○ Don't know ○ Grade I
○ Grade II*② Grade II
Is it an ecclesiastical building?
○ Don't know ○ Yes
⊗ No
Demolition of Listed Building
Does the proposal include the partial or total demolition of a listed building?
If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building	
○ Yes⊙ No	
b) Demolition of a building within the curtilage of the listed building	
○ Yes※ No	
c) Demolition of a part of the listed building	
✓ Yes○ No	
If the answer to c) is Yes	
What is the total volume of the listed building?	
1783.40	Cubic metres
What is the volume of the part to be demolished?	
32.18	Cubic metres
What was the date (approximately) of the erection of the part to be removed?	
Month	
January	
Year	
1820	
(Date must be pre-application submission)	
Please provide a brief description of the building or part of the building you are proposing to demolish	
Various small sections of internal walling.	
Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?	
Minor demolition of internal walling to allow for access and manoeuvring around the converted building and its extension.	
Immunity from Listing	
Has a Certificate of Immunity from Listing been sought in respect of this building?	
○ Yes② No	
Listed Building Alterations	
Do the proposed works include alterations to a listed building?	
✓ Yes◯ No	
If Yes, do the proposed works include	

a) works to the interior of the building? ⊘ Yes ○ No
b) works to the exterior of the building?
c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ⊙ Yes ○ No
d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?
If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).
Please see enclosed drawings, Planning, Design and Access, and Heritage Statements.
Materials Does the proposed development require any materials to be used?
Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded
Type:
Type: External walls Existing materials and finishes:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes: Existing iron railing retained Type:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes: Existing iron railing retained Type: Roof covering Existing materials and finishes:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes: Existing iron railing retained Type: Roof covering Existing materials and finishes: Flat roof Proposed materials and finishes:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes: Existing iron railing retained Type: Roof covering Existing materials and finishes: Flat roof Proposed materials and finishes: Flat roof Type:
Type: External walls Existing materials and finishes: Existing iron railing retained Proposed materials and finishes: Existing iron railing retained Type: Roof covering Existing materials and finishes: Flat roof Proposed materials and finishes: Flat roof Existing materials and finishes:

Yes No
If Yes, please state references for the plans, drawings and/or design and access statement
Refer to elevations
Site Area
What is the measurement of the site area? (numeric characters only).
123.90
Unit
Sq. metres
Existing Use
Please describe the current use of the site
Public House
Is the site currently vacant?
○ Yes ⊙ No
Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.
Land which is known to be contaminated
○ Yes⊙ No
Land where contamination is suspected for all or part of the site
○ Yes⊙ No
A proposed use that would be particularly vulnerable to the presence of contamination
○ Yes⊙ No
Existing and Proposed Uses
Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

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Please add details of the Gross Inte loor area for any proposed new us		will change based on the proposed development. Details of th
Use Class: SG - Sui Generis Existing gross internal floor at 386 Gross internal floor area lost (90	rea (square metres): (including by change of use) (square metres):	
	ed (including change of use) (square metres):	
Use Class: C3 - Dwellinghouses Existing gross internal floor at	rea (square metres):	
90	(including by change of use) (square metres): ed (including change of use) (square metres):	
Total Existing gross internal floors (square metres)	pace Gross internal floor area lost (including b of use) (square metres)	change Gross internal floor area gained (including change of use) (square metres)
386	180	90
s a new or altered vehicular access) Yes) No	e Access, Roads and Rights on sproposed to or from the public highway?	f Way
PNo re there any new public roads to be Yes No	pe provided within the site?	
	vay to be provided within or adjacent to the site?	
o the proposals require any divers Yes No	sions/extinguishments and/or creation of rights of	way?

Vehicle Parking
Please note: This question contains additional requirements specific to applications within Greater London.
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View more information on the collection of this additional data and assistance with providing an accurate response.
Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Please provide the number of existing and proposed parking spaces.
Vehicle Type: Cycle spaces
Existing number of spaces:
Total proposed (including spaces retained): 10
Difference in spaces: 10
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.
Electric vehicle charging points Please note: This question is specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response. Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ○ Yes ○ No
Foul Sewage
Please state how foul sewage is to be disposed of: ☑ Mains sewer ☐ Septic tank ☐ Package treatment plant ☐ Cess pit ☐ Other ☐ Unknown Are you proposing to connect to the existing drainage system? ② Yes ○ No ○ Unknown
If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

	Refer to proposed site layout		
1	Water management		
ı	Please note: This question is specific to applications within the Greater London area.		
	ne Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. ew more information on the collection of this additional data and assistance with providing an accurate response.		
F	lease state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal		
	50	perc	cent
(Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?		
F	Please state the expected internal residential water usage of the proposal		
	110.00	litres per person per	day
(Does the proposal include the harvesting of rainfall? Yes No		
(Does the proposal include re-use of grey water?		
_	Assessment of Flood Risk		
(Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You shoul standing advice and your local planning authority requirements for information as necessary.) Yes No	d also refer to national	
(ls your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ✓ Yes ✓ No		
(Will the proposal increase the flood risk elsewhere?		
ŀ	How will surface water be disposed of?		
(Sustainable drainage system		
(Existing water course		
(☐ Soakaway		
(✓ Main sewer		
[Pond/lake		

Trees and Hedges
Are there trees or hedges on the proposed development site?
○ Yes
⊗ No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?
Yes⊗ No
If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.
Biodiversity and Geological Conservation
Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?
To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.
a) Protected and priority species
○ Yes, on the development site○ Yes, on land adjacent to or near the proposed development⊙ No
b) Designated sites, important habitats or other biodiversity features
Yes, on the development siteYes, on land adjacent to or near the proposed developmentNo
c) Features of geological conservation importance
 Yes, on the development site Yes, on land adjacent to or near the proposed development No
Supporting information requirements
Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.
Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.
Your local planning authority will be able to advise on the content of any assessments that may be required.
Open and Protected Space
Please note: This question is specific to applications within Greater London.
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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?
○ Yes⊙ No
Protected Space
Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?
○ Yes ⊙ No
Waste and recycling provision
Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under <u>Section 346 of the Greater London Authority Act 1999.</u>
View more information on the collection of this additional data and assistance with providing an accurate response.
Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?
✓ Yes○ No
Residential Units
Please notes: This question contains additional requirements specific to applications within Greater London.
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View more information on the collection of this additional data and assistance with providing an accurate response.
Residential Units to be lost
Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?
○ Yes
⊙ No
Residential Units to be added
Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes
○ No

Please provide details for each separate type and specification of residential unit being provided. **Residential Unit Type:** Flat, Apartment or Maisonette Tenure: Market for sale Who will be the provider of the proposed unit(s)?: Development type: Change Of Use Number of units, of this specification, to be added: GIA (gross internal floor area) per unit: 38 square metres Habitable rooms per unit: Bedrooms per unit: Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations: Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations: Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations: No Providing sheltered accomodation?: Providing specialist older persons housing?: On garden land?: No **Residential Unit Type:** Flat, Apartment or Maisonette Tenure: Market for sale Who will be the provider of the proposed unit(s)?: Private Development type: Change Of Use Number of units, of this specification, to be added: GIA (gross internal floor area) per unit: 52 square metres Habitable rooms per unit: Bedrooms per unit: Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations: Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations: Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Providing sheltered accomodation?: No		
Providing specialist older persons housing?: No		
On garden land?: No		
Communal space to be gained		
Please add details for every unit of communal space to be added		
Totals Total number of residential units proposed		
2		
Total residential GIA (Gross Internal Floor Area) lost		
	square metres	
Total residential GIA (Gross Internal Floor Area) gained		
90	square metres	
Mixed use residential site area		
Is this application for a mixed use proposal that includes residential uses?		
○ Yes		
⊗ No		
Non-Permanent Dwellings		
Non-Permanent Dwellings Please note: This question is specific to applications within the Greater London area.		
•	uthority Act 1999.	
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Please note: This question is specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London At View more information on the collection of this additional data and assistance with providing an accurate response. Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings. Yes		
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Utilites	
Please note: This question contains additional requirements specific to applications within the Greater London area.	
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Water and gas connections Number of new water connections required	
0	
Number of new gas connections required	
0	
Fire safety Is a fire suppression system proposed?	
Internet connections Number of residential units to be served by full fibre internet connections	
2	
Number of non-residential units to be served by full fibre internet connections	
2	
Has consultation with mobile network operators been carried out? ○ Yes ⊙ No	
Environmental Impacts	
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Community energy	
Will the proposal provide any on-site community-owned energy generation? ○ Yes ⊙ No	
Heat pumps	
Will the proposal provide any heat pumps? ○ Yes ⊙ No	
Solar energy	
Does the proposal include solar energy of any kind? ○ Yes ⊙ No	
Passive cooling units	

Number of proposed residential units with passive cooling
0
Emissions
NOx total annual emissions (Kilograms)
0.00
Particulate matter (PM) total annual emissions (Kilograms)
0.00
Greenhouse gas emission reductions
Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?
Green Roof
Proposed area of 'Green Roof' to be added (Square metres)
0.00
Urban Greening Factor
Please enter the Urban Greening Factor score
0.00
Residential units with electrical heating
Number of proposed residential units with electrical heating
0
Reused/Recycled materials
Percentage of demolition/construction material to be reused/recycled
80
Employment
Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?
Existing Employees
Please complete the following information regarding existing employees:
Full-time
2
Part-time
3
Total full-time equivalent
5.00

Proposed Employees	
If known, please complete the following information regarding proposed employees:	
Full-time	
2	
Part-time	_
3	
Total full-time equivalent	
5.00	
Hours of Opening	
Are Hours of Opening relevant to this proposal?	
✓ Yes○ No	
Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.	
If you do not know the hours of opening, select the Use Class and tick 'Unknown'	7
Har Oliver	_
Use Class: Other (Please specify)	
Other (Please specify): SG	
Unknown:	
No Monday to Friday:	
Start Time: 12:00	
End Time: 23:30	
Saturday:	
Start Time: 12:00	
End Time: 23:30	
Sunday / Bank Holiday:	
Start Time: 12:00	
End Time: 23:30	
	_
	_

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? O Yes
⊗ No
Is the proposal for a waste management development? O Yes
⊙ No
Hazardous Substances
Does the proposal involve the use or storage of Hazardous Substances?
Yes⊗ No
Trade Effluent
Does the proposal involve the need to dispose of trade effluents or trade waste? Yes
⊙ No
Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land?
Yes○ No
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Other person
Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?
Yes○ No
If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):
Officer name:
Title
First Name
***** REDACTED *****
Surname ***** PEDACTED *****
***** REDACTED ******

Reference
2021/6233/PRE
Date (must be pre-application submission)
22/03/2022
Details of the pre-application advice received
Refer to pre-app response
Authority Employee/Member
With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff (b) an elected member
(c) related to a member of staff
(d) related to an elected member
It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.
Do any of the above statements apply?
○ Yes⊙ No
Ownership Certificates and Agricultural Land Declaration
Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.
Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
✓ Yes○ No
Is any of the land to which the application relates part of an Agricultural Holding?
○ Yes② No
Certificate Of Ownership - Certificate A
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**
* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.
NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application

relates but the land is, or is part of, an agricultural holding.

Person Role
○ The Applicant
Title
Miss
First Name
Tivoli
Surname
Chang
Declaration Date
03/10/2023
✓ Declaration made
I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information. I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. I/We also accept that, in accordance with the Planning Portal's terms and conditions: - Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website; - Our system will automatically generate and send you emails in regard to the submission of this application.
✓ I / We agree to the outlined declaration Signed
Jake Russell
Jake Russell
Date
03/10/2023