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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 recommendation	ns based on the answers giv	en in the questions.
If you cannot provide a postcode, the description help locate the site - for example "field to the Nor		npleted. Please provide the most accurate site description you can, to
Number		
Suffix		
Property Name		
Brunswick Centre Estate		
Address Line 1		
Brunswick Centre		
Address Line 2		
Address Line 3		
Camden		
Town/city		
London		
Postcode		
WC1N 1AE		
Description of site location must	he completed if no	stcode is not known:
Easting (x)		Northing (y)
530257		182274

Applicant Details
Name/Company
Title
First name
Surname
Please see company name
Company Name
Lazari Properties 2 Limited
Address
Address line 1
c/o Agent
Address line 2
c/o Agent
Address line 3
Town/City
County
Country
United Kingdom
Postcode
W1T 3JJ
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	
Name/Company	
Title	
Miss	
First name	
Florence	
Surname	
Plowden	
Company Name	
Newmark	
Address	
Address line 1	
One Fitzroy	
Address line 2	
6 Mortimer Street	
Address line 3	
London	
Town/City	
County	
Country	
United Kingdom	

Postcode
W1T3JJ
Contact Details
Primary number
***** REDACTED *****
Secondary number
Fax number
Email address
***** REDACTED ******
Description of the Proposal
Please note in regard to:
<ul> <li>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. View government planning guidance on fire statements or access the fire statement template and guidance.</li> <li>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.</li> <li>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 view government planning guidance on determination periods.</li> </ul>
Description
Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)
Full Planning Permission and Listed Building Consent is sought for:
"Replacement of existing canopy lights, installation of new linear lights surrounding retail entrance, removal of existing ceiling features and fixings in Coram Arcade and installation of panel ceiling lights, and associated works."
Has the development or work already been started without consent?
○ Yes ② No
Site information

 $\textbf{Please note:} \ \textbf{This question is specific to applications within the Greater London area.}$ 

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: NGL222023
Energy Performance Certificate Number
Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?
Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)
2107-6573-8191-2195-2678
Public/Private Ownership What is the current ownership status of the site?
<ul><li>○ Public</li><li>⊙ Private</li><li>○ Mixed</li></ul>
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?
<ul><li>○ Yes</li><li>② No</li></ul>
Do the proposals cover the whole existing building(s)?  ○ Yes  ⊙ No
Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')
Please see cover letter and design and access statement.
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?  ○ Yes  ⊙ No
Loss of garden land

Will the proposal result in the loss of any residential garden land?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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.  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.
Does the proposed development qualify for the vacant building credit?  ○ Yes  ⊙ No
Superseded consents
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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: Entire Development When are the building works expected to commence?:
05/2025  When are the building works expected to be complete?: 06/2025

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?
<ul><li>○ Yes</li><li>⊘ No</li></ul>
Listed Building Grading
What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?  Onon't know Orade I Orade II* Orade 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?  ○ Yes  ⊙ No
Immunity from Listing
Has a Certificate of Immunity from Listing been sought in respect of this building?  ○ Yes  ○ No

Listed Building Alterations
Do the proposed works include alterations to a listed building?
f 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?
d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?
○ Yes ⊙ No
of 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 Heritage Statement, Design and Access Statement and Drawings.
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: Lighting
Existing materials and finishes: Please see supporting documents.
Proposed materials and finishes: Please see supporting documents.
Are you supplying additional information on submitted plans, drawings or a design and access statement?  ✓ Yes  ◯ No
f Yes, please state references for the plans, drawings and/or design and access statement
Please see Design and Access Statement.

Site Area  What is the measurement of the site area? (numeric characters only).  3326.00  Unit  Sq. metres
Existing Use Please describe the current use of the site
Ground Floor use as Commercial. Upper Floors used for Residential.
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.  View more information on the collection of this additional data and assistance with providing an accurate response.

Please add details of the Gross Internal A floor area for any proposed new uses sho	• •	change based on the proposed development. Details of the
Use Class: OTHER Other (Please specify):		
0	quare metres):  ding by change of use) (square metres):  cluding change of use) (square metres):	
Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by char of use) (square metres)	ange Gross internal floor area gained (including change of use) (square metres)
0	0	0
Is a new or altered vehicular access property.  Yes  No  Is a new or altered pedestrian access property.  Yes  No  Are there any new public roads to be proved.  Yes  No  Are there any new public rights of way to Yes  No  Yes  No	posed to or from the public highway?	
The Mayor can request relevant information on the collection of	itional requirements specific to applications with on about spatial planning in Greater London un fithis additional data and assistance with providuce parking spaces or will the proposed developed.	der Section 346 of the Greater London Authority Act 1999.  ling an accurate response.

Lieutifu verificie charging points		
Please note: This question is specific to applications within the Greater London area.		
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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?		
○Yes		
<ul><li>✓ No</li><li>✓ Unknown</li></ul>		
Officiowii		
Water management		
Water management  Please note: This question is specific to applications within the Greater London area.		
-	London Authority	Act 1999.
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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 should also refer to national standing advice and your local planning authority requirements for information as necessary.)  ○ Yes ○ No
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  ○ Yes  ⊙ No
Will the proposal increase the flood risk elsewhere?  ○ Yes  ⊙ No
How will surface water be disposed of?
Sustainable drainage system
Existing water course
Soakaway
☑ Main sewer
☐ Pond/lake
Trees and Hadres
Trees and Hedges
Are there trees or hedges on the proposed development site?
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?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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
<ul><li>○ Yes, on the development site</li><li>○ Yes, on land adjacent to or near the proposed development</li><li>⊙ No</li></ul>

b) Designated sites, important habitats or other biodiversity features
O Yes, on the development site
<ul><li>○ Yes, on land adjacent to or near the proposed development</li><li>○ No</li></ul>
c) Features of geological conservation importance
○ Yes, on the development site
<ul><li>○ Yes, on land adjacent to or near the proposed development</li><li>○ No</li></ul>
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.
Biodiversity net gain
Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.
Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.
Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in <u>Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)</u> ) would apply?
○ Yes ⊙ No
Biodiversity net gain has been introduced as a general condition for planning permission. As set out in <u>The Environment Act 2021</u> : "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.
If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).
You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons
Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one
Reason biodiversity net gain does not apply:  Development subject to the de minimis exemption (development below the threshold)
What best describes the size of your site?: Under 25 square metres
Please justify the reason why biodiversity net gain does not apply:  Proposed works related to a Lighting scheme only.
Note: Please read the help text for further information why developments may be exempt or not in scope.

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
<b>Please note:</b> 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>
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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?
<ul><li>✓ Yes</li><li>○ No</li></ul>
Residential Units
Residential Units Please notes: This question contains additional requirements specific to applications within Greater London.
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Please notes: This question contains additional requirements specific to applications within Greater London.  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.  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  Mixed use residential site area  Is this application for a mixed use proposal that includes residential uses?  Yes

Please note: This question is specific to applications within the Greater London area.
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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 used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.  O Yes O No
Other Residential Accommodation
<b>Please note:</b> 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 this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.  ○ Yes ○ No
Utilites
Please note: This question contains additional requirements specific to applications within the Greater London area.
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Water and gas connections
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?
○ Yes ⊙ No
Internet connections
Number of residential units to be served by full fibre internet connections
0
Number of non-residential units to be served by full fibre internet connections
0

**Non-Permanent Dwellings** 

Mobile networks
Has consultation with mobile network operators been carried out?
O Yes
⊗ No
Environmental Impacts
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Community energy
Will the proposal provide any on-site community-owned energy generation?
<ul><li>○ Yes</li><li>② No</li></ul>
Heat pumps
Will the proposal provide any heat pumps?
<ul><li>○ Yes</li><li>※ No</li></ul>
Solar energy
Does the proposal include solar energy of any kind?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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?
<ul><li>○ Yes</li><li>② No</li></ul>
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
0
Employment
Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
Hours of Opening
Are Hours of Opening relevant to this proposal?  O Yes
⊙ No
Industrial or Commercial Processes and Machinery
Does this proposal involve the carrying out of industrial or commercial activities and processes?  Or Yes
⊗ No
Is the proposal for a waste management development?
○ 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?
<ul><li>○ The applicant</li><li>○ Other person</li></ul>
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
***** REDACTED *****
First Name
***** REDACTED *****
Surname
***** REDACTED ******
Reference
2024/2482/PRE
Date (must be pre-application submission)
17/07/2024
Details of the pre-application advice received
Please see Cover Letter.
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

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.

It is an important principle of decision-making that the process is open and transparent.

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 <b>all</b> the land to which this application relates; <b>and</b> has the applicant been the sole owner for more than 21 days?  O Yes  No
Can you give appropriate notice to <b>all</b> the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)  Yes  No
Certificate Of Ownership - Certificate B
I certify/ The applicant certifies that:
* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.  ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

wner/Agricultural Tenant
Name of Owner/Agricultural Tenant:  ***** REDACTED ******
House name:
5 Number:
Suffix:
Address line 1:
Pancras Square
Address Line 2:
Town/City: London
Postcode: N1C 4AG
Date notice served (DD/MM/YYYY): 26/03/2025
Name of Owner/Agricultural Tenant:  ***** REDACTED ******
House name:
171 Number:
Suffix:
Address line 1:
Victoria Street
Address Line 2:
Town/City: London
Postcode:
SW1E 5NN
Date notice served (DD/MM/YYYY): 26/03/2025
erson Role
The Applicant  The Agent
tle
Miss
rst Name
Florence
urname
Plowden
eclaration Date
26/03/2025
Declaration made

## **Declaration**

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	
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Signed

Florence Plowden

Date

03/04/2025