

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission

Town and Country Planning 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.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="14"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Blackburn Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 1RZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="525628"/>	<input type="text" value="184687"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.24

Unit

Hectares

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 [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](#).

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:

NGL788594

Title Number:

NGL846250

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

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. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **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 [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition of the existing buildings at the Site and redevelopment of the Site for a mixed-use development comprising purpose-built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Further information about the Proposed Development

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

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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)?

- ☒ Yes
- ☐ No

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

Please add details for each new separate building being proposed, and any existing building(s) if they are increasing in height

Building reference:

PBSA element

Maximum height (Metres):

35.6

Number of storeys:

10

Building reference:

C3 element

Maximum height (Metres):

30.2

Number of storeys:

7

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

Between £2m and £100m

Vacant Building Credit

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[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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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

- ☒ Yes
☐ No

Please add details of any superseded consent(s)

Local Planning Authority consent reference number:

PWX0202103 as amended by 2023/1292/P

Is the consent only being partially superseded:

Local Planning Authority consent reference number:

2022/0528/P (O2 Masterplan consent)

Is the consent only being partially superseded:

Yes

Please provide details on what units are being superseded:

Plot S8 (identified as severable site from O2 Masterplan)

Please provide details on which components are being superseded:

Plot S8 (identified as severable site from O2 Masterplan)

Development Dates

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.](#)

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?:

06/2027

When are the building works expected to be complete?:

12/2029

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

Please enter the company name

Fifth State Limited

Is the lead developer a registered company in the UK?

- ☒ Yes
☐ Registered in another country
☐ No

Existing Use

Please describe the current use of the site

Sui Generis/Class E - builder's merchants (Builder Depot Limited) comprising of low-quality buildings (showrooms and sheds) and an external yard space.

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.

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Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

PSBA External Walls

Existing materials and finishes:

Proposed materials and finishes:

Light orange brickwork, dark red brickwork panels between windows, glazed dark red brickwork columns at ground floor

Type:

Other

Other (please specify):

C3 External walls

Existing materials and finishes:

Proposed materials and finishes:

Light orange brickwork, warm white reconstituted stone panelling above windows and around ground floor shopfronts, glazed dark red brickwork columns at ground floor (south elevation only)

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Aluminium window frames in RAL 8017 or similar, Crittall-style detailing on PBSA windows, perforated mesh panel in RAL 8017 or similar above windows hosting MVHR vent

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Aluminium door frames in RAL 8017 or similar, louvred doors to plant and bin stores at ground floor, glazed doors to entrances and fire escapes

Type:

Other

Other (please specify):

Decks

Existing materials and finishes:

Proposed materials and finishes:

Solid metal balustrade with decorative pattern in RAL 8017 or similar

Type:

Other

Other (please specify):

Copings

Existing materials and finishes:

Proposed materials and finishes:

Warm white reconstituted stone for C3, Metal in RAL 8017 or similar for PBSA

Type:

Other

Other (please specify):

West facade

Existing materials and finishes:**Proposed materials and finishes:**

Brick based artwork to be designed by local artist

Type:

Other

Other (please specify):

Connection between PBSA and C3

Existing materials and finishes:**Proposed materials and finishes:**

Metal cladding in RAL 8017 or similar

Type:

Roof

Existing materials and finishes:**Proposed materials and finishes:**

Green roofs provided across the scheme, Blue roof provided on PBSA roof terrace, light orange brickwork parapets

Type:

Vehicle access and hard standing

Existing materials and finishes:**Proposed materials and finishes:**

• Blackburn road paving – materials to engineers specification • Concrete permeable paving – 300x200x80mm textured finish in Charcoal, Oatmeal, and Light cream or similar • Concrete permeable paving – 300x600x80mm textured finish in Charcoal, Oatmeal, and Light cream or similar • Concrete permeable paving – 200x100x80mm textured finish in Charcoal, Oatmeal, and Light cream or similar • Concrete block paving – 300x200x80mm textured finish in Charcoal, Oatmeal, and Light cream or similar • Self binding gravel – colour natural or similar • Resin bound paving – colour butterscotch or similar

Type:

Other

Other (please specify):

Roof terrace materials

Existing materials and finishes:**Proposed materials and finishes:**

• Resin bound paving – colour butterscotch or similar • Gravel infill – 20-40mm colour cream or similar

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to submitted DAS and full set of proposed plan drawings

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

FST-BRC-HTA-XX-00-SK-A-0200 Proposed Level 00 (Street Level) GA Plan and Swept Path Analysis in submitted Transport Assessment

Vehicle Parking

Please note: 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.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cycle spaces

Existing number of spaces:

11

Total proposed (including spaces retained):

297

Difference in spaces:

286

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Other

Other (please specify):

On-street loading bay

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Vehicle Type:

Other

Other (please specify):

Disabled persons parking (HoTs include contribution toward disabled parking bay ideally within 50m of site)

Existing number of spaces:

0

Total proposed (including spaces retained):

0

Difference in spaces:

0

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.

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- ☐ Yes
☒ No

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'.

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

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 site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

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.

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 [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
- ☐ No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet.](#) Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.02

Please provide the date the onsite pre-development biodiversity value was calculated

10/12/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

21/02/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_Blackburn Road

Document/Plan:

Onsite irreplaceable habitats

Document name/reference:

BMD.24.0137.RPE-P1.001.-.EcologyBat

Document/Plan:

Other (please specify)

Please specify:

BNG Plan

Document name/reference:

BMD.24.0137.RPE.IA.002.-.Biodiversity Net Gain Plan

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

BMD.24.0137.RPE-P1.001.-.EcologyBat

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

Open and Protected Space

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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

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
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to drawing 2110-EXP-DR-C-100 Proposed Drainage Strategy Layout included in Appendix F of the FRA and Drainage Strategy (2110-EXP-C-RP-001).

Water management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

95	percent
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Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

- ☒ Yes
☐ No

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?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade 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

Residential Unit Type:

Student Accommodation

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Development type:

New Build

Number of units, of this specification, to be added:

128

GIA (gross internal floor area) per unit:

17.4 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Student Accommodation

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Development type:

New Build

Number of units, of this specification, to be added:

16

GIA (gross internal floor area) per unit:

17.5 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Student Accommodation

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Development type:

New Build

Number of units, of this specification, to be added:

24

GIA (gross internal floor area) per unit:

22.5 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Student Accommodation

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Development type:

New Build

Number of units, of this specification, to be added:

16

GIA (gross internal floor area) per unit:

24.5 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Student Accommodation

Tenure:
Market for rent

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
8

GIA (gross internal floor area) per unit:
27.3 square metres

Habitable rooms per unit:
1

Bedrooms per unit:
1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Flat, Apartment or Maisonette

Tenure:
London Affordable Rent

Who will be the provider of the proposed unit(s)?:
Housing Association

Development type:
New Build

Number of units, of this specification, to be added:

8

GIA (gross internal floor area) per unit:

63 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Social Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Development type:

New Build

Number of units, of this specification, to be added:

4

GIA (gross internal floor area) per unit:

85.7 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Affordable Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Development type:

New Build

Number of units, of this specification, to be added:

3

GIA (gross internal floor area) per unit:

82.7 square metres

Habitable rooms per unit:

4

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Social Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Development type:

New Build

Number of units, of this specification, to be added:

8

GIA (gross internal floor area) per unit:

82.7 square metres

Habitable rooms per unit:

4

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Social Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Development type:

New Build

Number of units, of this specification, to be added:

6

GIA (gross internal floor area) per unit:

98.8 square metres

Habitable rooms per unit:

5

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Social Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Development type:

New Build

Number of units, of this specification, to be added:

6

GIA (gross internal floor area) per unit:

105.5 square metres

Habitable rooms per unit:

5

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

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

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

145.1 square metres

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

160.1 square metres

Totals

Total number of residential units proposed

227

Total residential GIA (Gross Internal Floor Area) lost

square metres

Total residential GIA (Gross Internal Floor Area) gained

6639.90

square metres

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

☒ Yes

☐ No

How much site area will these residential uses take up?

1570.00

Unit

Square metres

Non-Permanent Dwellings

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 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.

☐ Yes

☒ No

Other Residential Accommodation

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.](#)

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

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 [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 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

Utilities

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.](#)

Water and gas connections

Number of new water connections required

4

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

35

Number of non-residential units to be served by full fibre internet connections

194

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Environmental Impacts

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.](#)

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

Total Installed Capacity (Megawatts)

6.05

Solar energy

Does the proposal include solar energy of any kind?

☒ Yes

☐ No

Total Installed Capacity (Megawatts)

0.10

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

72.00

Particulate matter (PM) total annual emissions (Kilograms)

0.24

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?

☒ Yes

☐ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

810.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.40

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

95

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

35

Part-time

0

Total full-time equivalent

35.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

87

Part-time

Total full-time equivalent

87.00

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'

Use Class:

Other (Please specify)

Other (Please specify):

Class E/ Sui Generis

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ 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

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?

- ☒ The agent
☐ The applicant
☐ 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

Surname

***** REDACTED *****

Reference

Various pre-apps with TfL, GLA and Camden

Date (must be pre-application submission)

01/10/2024

Details of the pre-application advice received

Please see Planning Statement and Statement of Community Consultation

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 (as amended)

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
- ☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

The only ownership in question relates to the substation at the north east corner of the site. No land interest relating to the substation was revealed by the Applicant's SIM search. We also checked site survey drawings which had assumed UKPN. We asked our utilities consultant who advised its most likely UKPN or Power On, but could not be sure. Hence, all reasonable steps have been taken to find out the names and addresses of the substation owner but we have been unable to ascertain this hence Cert C is necessary.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

c/o Citroen Wells Limited

Address Line 2:

5th Floor, 3 Dorset Rise

Town/City:

London

Postcode:

EC4Y 8EN

Date notice served (DD/MM/YYYY):

17/04/2025

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Camden New Journal

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

17/04/2025

Person Role

☐ The Applicant

☒ The Agent

Title

Miss

First Name

Danielle

Surname

Shaw

Declaration Date

16/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

SM Planning

Date

16/04/2025