



Camden

ENVIRONMENT

Camden Town Hall
Argyle Street
Entrance
Euston Road
London WC1H 8ND

PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Development Control Team

Please read accompanying notes before answering any questions.
Please complete all sections in BLOCK CAPITALS. Please answer every question.
Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

The London Planning Practice
Signed THE LONDON PLANNING PRACTICE

Applicant/Agent (please delete)

Date 20 DECEMBER 2005

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ NOT REQUIRED

by cheque/P.O No: _____

- No fee is payable for the following reason: RESUBMISSION

FOR FINANCE SECTION USE:

Receipt No. 21 DEC 2005

Date _____

Payee _____

Area: S NW ~~NE~~

Cheque/PO £ _____

FOR OFFICE USE:

Case file 2005/5580/P

Reg. No. PL/ _____

Date Record _____

1 Applicant

Name LONDON MERCHANT SECURITIES PLC

Address c/o AGENT

Post Code _____

Tel. No. _____

Agent (if any) to whom correspondence will be sent.

Name JON DINGLE

Address THE LONDON PLANNING PRACTICE

4 GOODWIN'S COURT

LONDON

Post Code WC2N 4LL

Tel. No. 020 7557 9990

Contact Name/Ref: J.DINGLE / 186

2 Address of Application Site.

2-20 WINCHESTER ROAD AND 157A FELLOWS ROAD

Post Code NW3

Does this site include any listed buildings/structures?

Yes

No

3a Description of Development for which application is made.

SEE ATTACHED BROCHURE

3b Present use(s) of land or property.

CLASS A1, CLASS A2 + SUIGENERIS USES, 8 RESIDENTIAL UNITS + 29 PARKING

4 Type of Application (tick as appropriate).

A A full application for new building works ~~and/or change of use.~~

B An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.

Siting Access Design External Appearance Landscaping

C An application for removal/alteration of a condition of a previous planning permission.

D An application for renewal of permission.

E An application for buildings or works already carried out or use of land already started.

- If you have ticked C or D please give date of previous permission (/ /)
and the reference (PL/)

5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

SEE SCHEDULE ATTACHED

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

SEE PLANS

6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?
if yes specify works proposed

Yes No

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes No Does the proposal affect a public right of way? Yes No

Pedestrian - Yes No

- Have arrangements been made for refuse storage?

Yes No

- Does the proposal take account of the needs of people with disabilities?

Yes No Not applicable

- Does the proposal provide for a means of escape in case of fire?

Yes No

- Does the proposal include parking spaces?
If yes, please state the number of parking spaces.

Yes No

Existing Proposed

7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates?
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)		Proposed gross	
Retail (A1)	679	m ²	208	m ²
Financial/Professional Services (A2)		m ²	104	m ²
Restaurant/Cafe/Public House etc (A3)		m ²		m ²
Offices		m ²	104	m ²
Industrial		m ²		m ²
Warehousing		m ²		m ²
Residential	1,193	m ²	9,141	m ²
Hotel/Hostel (see below)		m ²		m ²
Other (state use and whether now vacant and complete floorspace columns)		m ²		m ²
		m ²		m ²
		m ²		m ²
Total		m ²		m ²
Hotel/Hostel: Number of (a)bedroom (b)bedspaces	a)	b)	a)	b)

What is total net area of the site? _____ m²/hectares _____

8 Development Involving Residential Use (including conversion)

- Please give the number of **existing** residential units on the site:-
 Single family dwelling houses Self contained flats and maisonettes Other
 Number Vacant Number Vacant Number Vacant
- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		28
2 bedrooms		21
3+ bedrooms	3	24
TOTAL	3	73

- Are you proposing any non-self contained units? Yes No
 If yes, how many?

9 Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes No

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

SEE TRANSPORT ASSESSMENT

- Does the proposal involve the use of hazardous materials?
 - If yes, please state what materials and approximate quantities in a covering letter. Yes No

10 Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).
 This Certificate is not appropriate unless you are the sole owner. (See Note 10)
- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)
- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)
- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed _____ Date _____

on behalf of: _____

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:
(continue on separate sheet if necessary.)

Owner(s) name:	Address at which notice was served	Dates on which notice was served
<u>LMS (WINCHESTER ROAD) LTD</u>	<u>CARLTON HOUSE</u> <u>33 ROBERT ADAMS STREET</u>	<u>20 DECEMBER 2005</u>

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

Signed The London Planning Practice
THE LONDON PLANNING PRACTICE Date 20 DECEMBER 2005

on behalf of: LONDON MERCHANT SECURITIES PLC

NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) _____

I give notice that (b) _____

is applying to Camden Council for planning permission to:

(c) SEE ATTACHED

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development
- (b) applicant's name
- (c) description of the proposed development

Signed _____ Date _____

on behalf of: _____

11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application? Yes No

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn? Yes No

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: 2005/2135/P Date _____

Have you submitted any other application in connection with this application? (eg for : Listed Building, Conservation Area, or Control of Advertisement Consent) Yes No

If yes, please specify: _____

12 Is the applicant/agent related to either a member of the Council or any Council employee?

Yes No

2 – 20 Winchester Road and 157A Fellows Road, London NW3

Planning Application

Description of Development

20th December 2005

Demolition of existing buildings and redevelopment of the site to provide new buildings containing 76 residential units and 416 square metres of commercial floorspace and 41 car parking spaces at basement level



**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at: *2 – 20 Winchester Road and 157A Fellows Road,
London NW3*

I give notice that: *The London Planning Practice*

is applying to the: *London Borough of Camden*

for planning permission to: *Demolition of existing buildings and redevelopment of
the site to provide new buildings containing 76
residential units and 416 square metres of commercial
floorspace and XX car parking spaces at basement
level*

Any owner* of the land or tenant who wishes to make representations about this
application should write to the Council at *Development Control,
Environment Department, Camden Town Hall, Argyle Street
Entrance, Euston Road, London WC1H 8ND***

By: **10th January 2005**

* "Owner" means any person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of development consisting of the winning or working of materials, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "Tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

The London Planning Practice
Signed:**The London Planning Practice**

On behalf of: ***London Merchant Securities plc***

Date: **20th December 2005**

Statement of Owner's Rights:

The grant of planning permission does not affect owner's rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of Agricultural Tenant's Rights:

The grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.



2 - 20 Winchester Road and 157A Fellows Road
20th December 2005

Application 1 withdrawn October 2005
Application 2 submitted December 2005

Comparative Area and Unit Schedule

Areas	Summary	Sq m NIA		Application 1 to 2 Net Change
		Application No. 1	Application No. 2	
Land Use	Existing			
Residential	1,193	6,975	6,621	-354
Retail	679	94	416	322
Total	1,872	7,069	7,037	-32

	Residential		Sq m NIA		Net Change
	Existing	Application No. 1	Application No. 2		
Private	1,193	5,190	4,446	-744	
Affordable	0	1,785	2,175	390	
Total	1,193	6,975	6,621	-354	

	Affordable		Sq m NIA		Net Change
	Existing	Application No. 1	Application No. 2		
Social rent	0	1,442	2,175	733	
Intermediate	0	343	0	-343	
Total	0	1,785	2,175	390	

	Residential		Units		Net Change
	Existing	Application No. 1	Application No. 2		
Private	9	64	51	-13	
Affordable	0	23	25	2	
Total	9	87	76	-11	

	Residential		Sq m %		Net Change
	Existing	Application No. 1	Application No. 2		
Private	8	74%	67%	-6.4%	
Affordable	0	26%	33%	6.4%	

	Affordable		Units		Net Change
	Existing	Application No. 1	Application No. 2		
Social rent	0	16	25	9	
Intermediate	0	7	0	-7	
Total	0	23	25	2	

	Affordable		Units %		Net Change
	Existing	Application No. 1	Application No. 2		
Social rent	0	18%	33%	14.5%	
Intermediate	0	8%	0%	-8.0%	

Car Parking			Units		Net Change
	Existing	Application No. 1	Application No. 2		
Spaces	29	55	41	-14	

2 - 20 Winchester Road and 157A Fellows Road, London NW3
 Accommodation Schedule
 20th December 2005

Affordable					Private				
Block	Unit	Beds	Floorspace	Tenure	Block	Unit	Beds	Floorspace	
A	A.B.01	3	107	SR	B	B.01.01	3	111	
A	A.B.02	3	77	SR	B	B.01.02	1	55	
A	A.B.03	4	111	SR	B	B.01.03	2	70	
A	A.01.01	3	77	SR	B	B.01.04	1	59	
A	A.01.02	3	89	SR	B	B.01.05	2	69	
A	A.02.01	3	77	SR	B	B.01.06	1	55	
A	A.02.02	3	89	SR	B	B.01.07	1	52	
A	A.03.01	3	77	SR	B	B.01.08	1	59	
A	A.03.02	3	89	SR	B	B.01.09	2	69	
A	A.04.01	2	71	SR	B	B.01.10	1	55	
A	A.04.02	3	82	SR	B	B.01.11	1	52	
					B	B.02.01	3	111	
					B	B.02.02	1	55	
					B	B.02.03	2	70	
					B	B.02.04	1	59	
					B	B.02.05	2	69	
					B	B.02.06	1	55	
					B	B.02.07	1	52	
					B	B.02.08	1	59	
					B	B.02.09	2	69	
					B	B.02.10	1	55	
					B	B.02.11	1	52	
					B	B.03.01	3	111	
					B	B.03.02	1	55	
					B	B.03.03	2	89	
					B	B.03.04	2	89	
					B	B.03.05	2	89	
					B	B.03.06	2	93	
					B	B.03.07	1	53	
					B	B.03.08	1	53	
					B	B.03.09	2	71	
					B	B.04.01	3	111	
					B	B.04.02	1	55	
					B	B.04.03	2	89	
					B	B.04.04	2	89	
					B	B.04.05	2	89	
					B	B.04.06	2	93	
					B	B.04.07	1	53	
					B	B.04.08	1	53	
					B	B.04.09	2	71	
					B	B.05.01	1	84	
					B	B.05.02	3	138	
					B	B.05.03	3	112	
					B	B.05.04	3	112	
					B	B.05.05	3	112	
					B	B.05.06	3	112	
					B	B.06.01	4	111	
					B	B.06.02	4	195	
					B	B.06.03	3	110	
					B	B.06.04	4	212	
					B	B.06.05	4	231	

Note:
 SR Social Rent