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

## Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

### 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.

### 1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>		
Company name:	<input type="text" value="Elebro Limited"/>						
Street address:	<input type="text" value="c/o agent"/>			Country Code:	National Number:	Extension Number:	
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text"/>						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No			

### 2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Matthew"/>	Surname:	<input type="text" value="Roe"/>		
Company name:	<input type="text" value="CgMs Consulting"/>						
Street address:	<input type="text" value="7th Floor"/>			Country Code:	National Number:	Extension Number:	
	<input type="text" value="140 London Wall"/>			Telephone number:	<input type="text" value="0207832"/>	<input type="text" value="1475"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>			Email address:	<input type="text" value="matthew.roe@cgms.co.uk"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="EC2Y 5DN"/>						

### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of existing buildings and erection of a part 3, 4, 5 and 9 storey building with basement to provide 1,803 sq m of commercial floorspace and 62 residential units with associated landscaping.

Has the building, work or change of use already started?     Yes     No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="140 - 146"/>		
Street address:	<input type="text" value="Camden Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 9PF"/>		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text" value="529086"/>
Northing:	<input type="text" value="184134"/>

#### 5. 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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Jenna"/>	Surname:	<input type="text" value="Litherland"/>
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Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

14th March 2013 (CA\2013\ENQ\00815), 19th July & 3rd October (2013/4259/PRE).

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Please see the Waste Storage & Collection Strategy.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Please see the Waste Storage & Collection Strategy.

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

#### 9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing site is completely occupied by a 1950's commercial building.

## 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Walls - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement & Drawing No. A203 Existing West Elevation, A204 Existing South Elevation, A205 Existing East Elevation, A206 Existing North Elevation, A213 Proposed West Elevation, A214 Proposed South Elevation, A215 Proposed East Elevation and A216 Proposed North Elevation.

### Roof - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement, Drawing No. A105 Existing Roof Plan and A123 Proposed Roof Plan.

### Windows - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement, Drawing No. A203 Existing West Elevation, A204 Existing South Elevation, A205 Existing East Elevation, A206 Existing North Elevation, A213 Proposed West Elevation, A214 Proposed South Elevation, A215 Proposed East Elevation and A216 Proposed North Elevation.

### Doors - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement, Drawing No. A203 Existing West Elevation, A204 Existing South Elevation, A205 Existing East Elevation, A206 Existing North Elevation, A213 Proposed West Elevation, A214 Proposed South Elevation, A215 Proposed East Elevation and A216 Proposed North Elevation.

### Boundary treatments - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement, Drawing No. A103 Ground Floor Plan and Drawing No. A113 Proposed Ground Floor Plan.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement, Drawing No. A010 Existing Site Plan, A103 Existing Ground Floor Plan, A111 Proposed Site Plan and A113 Proposed Ground Floor Plan.

### Lighting - add description

Description of *existing* materials and finishes:

See plans and Design and Access Statement.

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement.

### Others - description:

Type of other material:

Recessed Balconies

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the supporting Design & Access Statement.

## 10. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see the supporting Design & Access Statement and the following drawings:

- Drawing Ref. D-CSC2-A100 Existing Location Plan
- Drawing Ref. D-CSC2-A101 Existing Site Plan
- Drawing Ref. D-CSC2-A102 Existing Lower Ground Plan
- Drawing Ref. D-CSC2-A103 Existing Ground Floor Plan
- Drawing Ref. D-CSC2-A104 Existing First Floor Plan
- Drawing Ref. D-CSC2-A105 Existing Roof Plan
- Drawing Ref. D-CSC2-A201 Existing South & West Context Elevation
- Drawing Ref. D-CSC2-A202 Existing North & East Context Elevation
- Drawing Ref. D-CSC2-A203 Existing West Application
- Drawing Ref. D-CSC2-A204 Existing South Elevation
- Drawing Ref. D-CSC2-A205 Existing East Elevation
- Drawing Ref. D-CSC2-A206 East North Elevation
- Drawing Ref. D-CSC2-A207 Existing Section AA
- Drawing Ref. D-CSC2-A208 Existing Section BB
- Drawing Ref. D-CSC2-A209 Existing Section CC

### Proposed Drawings

- Drawing Ref. D-CSC2-A110 Proposed Location Plan
- Drawing Ref. D-CSC2-A111 Proposed Site Plan
- Drawing Ref. D-CSC2-A112 Proposed Basement Plan (Plant Room)
- Drawing Ref. D-CSC2-A113 Proposed Ground Floor Plan
- Drawing Ref. D-CSC2-A114 Proposed Mezzanine Level Plan
- Drawing Ref. D-CSC2-A115 Proposed First Floor Plan
- Drawing Ref. D-CSC2-A116 Proposed Second Floor Plan
- Drawing Ref. D-CSC2-A117 Proposed Third Floor Plan
- Drawing Ref. D-CSC2-A118 Proposed Fourth Floor Plan
- Drawing Ref. D-CSC2-A119 Proposed Fifth Floor Plan
- Drawing Ref. D-CSC2-A120 Proposed Sixth Floor Plan
- Drawing Ref. D-CSC2-A121 Proposed Seventh Plan
- Drawing Ref. D-CSC2-A122 Proposed Eighth Floor Plan
- Drawing Ref. D-CSC2-A123 Proposed Roof Floor Plan
- Drawing Ref. D-CSC2-A211 Proposed South & West Context Elevation
- Drawing Ref. D-CSC2-A212 Proposed North & East Context Elevation
- Drawing Ref. D-CSC2-A213 Proposed West Elevation
- Drawing Ref. D-CSC2-A214 Proposed South Elevation
- Drawing Ref. D-CSC2-A215 Proposed East Elevation
- Drawing Ref. D-CSC2-A216 Proposed North Elevation
- Drawing Ref. D-CSC2-A311 Proposed Section AA
- Drawing Ref. D-CSC2-A312 Proposed Section BB
- Drawing Ref. D-CSC2-A313 Proposed Section CC
- Drawing Ref. D-CSC2-A314 Proposed Section DD

### Demolition Drawings

- Drawing Ref. D-CSC2-A131 Demolition Plan – Site Plan
- Drawing Ref. DCSC2-A131 Demolition Plan – Lower Ground Floor Plan (Canal Level)
- Drawing Ref. D-CSC2-A132 Demolition Plan – Ground Floor Plan (Street Level)
- Drawing Ref. D-CSC2-A133 Demolition Plan – First Floor Plan
- Drawing Ref. D-CSC2-331 Demolition – Section AA
- Drawing Ref. D-CSC2-332 Demolition – Section BB
- Drawing Ref. D-CSC2-333 Demolition – Section CC

### Floorspace Schedules

- CSC2 Existing Commercial Area Schedule
- CSC2 Proposed Commercial Area Schedule
- CSC2 Proposed Floor Areas
- CSC2 Proposed Mix of Flats
- CSC2 Proposed Residential Area Schedule
- CSC2 Proposed Schedule of Flats
- CSC2 Site Density

## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	84	84
Other (e.g. Bus)	0	1	1
Short description of Other		Loading Bay	

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

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 references for the plan(s)/drawing(s):

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

## 15. Existing Use

Please describe the current use of the site:

The office element of the site is currently occupied by the British Transport Police however they have indicated that they will be terminating their lease.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

Part Vacant - British Transport Police Office

When did this use end (if known) (DD/MM/YYYY)?

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

## 16. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

## 17. Trade Effluent

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

Yes  No

## 18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes  No

### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	18	24	6		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

48

### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

### Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		1	4		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

5

### Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

### Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	3	6			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total

9

### Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total

0

### Overall Residential Unit Totals

Total proposed residential units	62
Total existing residential units	0

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0

### 19. All Types of Development: Non-residential Floorspace (continued)

A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	2577.0	2577.0	1803.0	-774.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	<b>Total</b>	<b>2577.0</b>	<b>2577.0</b>	<b>1803.0</b>	<b>-774.0</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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### 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	35	0	0
Proposed employees	150	0	0

### 21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

### 22. Site Area

What is the site area?

1,522	sq.metres
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### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

### 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### 25. 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? (Please select only one)

The agent  The applicant  Other person

### 26. Certificates (Certificate B)

#### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Canal & River Trust Number: <input type="text"/> Suffix: <input type="text"/> House name: Station House Street: Canal & River Trust Head Office, First Floor North Locality: 500 Elder Gate Town: Milton Keynes Postcode: MK9 1BB	15/07/2014
Name: Highways Authority Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: London Borough of Camden Locality: Town Hall, Argyle Street Town: London Postcode: WC1H 8EQ	15/07/2014
Title: Mr First name: Matthew Surname: Roe Person role: Agent Declaration date: 15/07/2014 <input checked="" type="checkbox"/> Declaration made	

### 27. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date 16/07/2014