

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 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"/>	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"/>				
Street address:	<input type="text" value="7th Floor"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="140 London Wall"/>	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 4, 5, 6 and 8 storey building with basement and groundfloor to provide 1959 sq m of commercial floorspace and 51 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)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="140 - 146"/>		
Street address:	<input type="text" value="Camden Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
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="529085"/>
Northing:	<input type="text" value="184133"/>

Description:

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"/>
--	--	--

Reference:

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

Details of the pre-application advice received:

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:

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

If Yes, please provide details:

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)?

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:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Roof - description:

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Windows - description:

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Doors - description:

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Boundary treatments - description:

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and Design & Access Statement

Lighting - add description

Description of existing materials and finishes:

Please see plans and Design & Access Statement

Description of proposed materials and finishes:

Please see plans and 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 see plans and Design & Access Statement

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 refer to the supporting covering letter

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	130	130
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

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):

Please see supporting plans and the Planning Statement

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?

<input checked="" type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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 and part occupied by the 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	14	17	8		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total39

Social Rented Housing - Proposed

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

Proposed Social Rented Housing Total6

Intermediate Housing - Proposed

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

Proposed Intermediate Housing Total6

Overall Residential Unit Totals

Total proposed residential units	51
Total existing residential units	0

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 Total0

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 Total0

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 Total0

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	1959.0	-618.0
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
	Total	2577.0	2577.0	1959.0	-618.0

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
-----------	--------------	--	---	----------------------

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	70	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	
B1A							<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

1,522

sq.metres

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
<div><div>Name</div><div>Canal & River Trust</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div>Station House</div></div><div><div>Street:</div><div>Canal & River Trust Head Office, First Floor North</div></div><div><div>Locality:</div><div>500 Elder Gate</div></div><div><div>Town:</div><div>Milton Keynes</div></div><div><div>Postcode:</div><div>MK9 1BB</div></div></div>	<div>18/12/2014</div>
<div><div>Name</div><div>Highways Authority</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div></div></div><div><div>Street:</div><div>London Borough of Camden</div></div><div><div>Locality:</div><div>Town Hall, Argyle Street</div></div><div><div>Town:</div><div>London</div></div><div><div>Postcode:</div><div>WC1H 8EQ</div></div></div>	<div>18/12/2014</div>
<div><div>Name</div><div>Regent Canalside</div><div><div>Number:</div><div>33</div><div>Suffix:</div><div></div><div>House name:</div><div></div></div><div><div>Street:</div><div>Camden Road</div></div><div><div>Locality:</div><div></div></div><div><div>Town:</div><div>London</div></div><div><div>Postcode:</div><div>NW1 9LR</div></div></div>	<div>06/01/2015</div>
<div><div>Name</div><div>Morgan House/The Regency</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div></div></div><div><div>Street:</div><div>Regency Mews 2a Bonny Street</div></div><div><div>Locality:</div><div>Camden</div></div><div><div>Town:</div><div>London</div></div><div><div>Postcode:</div><div>NW1 9PG</div></div></div>	<div>06/01/2015</div>
<div><div>Name</div><div>British Transport Police</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div></div></div><div><div>Street:</div><div>Shirley House 25 - 27 Camden Street</div></div><div><div>Locality:</div><div>Camden</div></div><div><div>Town:</div><div>London</div></div><div><div>Postcode:</div><div>NW1 9LN</div></div></div>	<div>05/03/2015</div>

Title:

Mr

First name:

Matthew

Surname:

Roe

Person role:

Agent

Declaration date:

05/03/2015

☒ 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

05/03/2015