

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Planning Permission. 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"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="A2Dominion Developments Limited"/>				
Street address:	<input type="text" value="c/o agent"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>	<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="Ian"/>	Surname:	<input type="text" value="Blacker"/>
Company name:	<input type="text" value="John Rowan and Partners"/>				
Street address:	<input type="text" value="Craven House"/>				
	<input type="text" value="40 Uxbridge Road"/>	Telephone number:	<input type="text" value="02085676995"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="W5 2BS"/>	<input type="text" value="iblacker@jrp.co.uk"/>			

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of all existing buildings and redevelopment of the site to provide 163 mixed tenure homes (Use Class C3), new floorspace for town centre uses (Use Class A1, A2, A3, D1 or D2), new employment floorspace (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking spaces.

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:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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:  First name:  Surname:

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

#### 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:

## 7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Please refer to the Waste and Storage Statement, prepared by WSP UK.

## 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. Materials

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

### Boundary Treatments - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Doors - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Lighting - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Roof - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Vehicle Access - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Walls - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

### Windows - description:

Description of *existing* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement and addendum dated June 2016.

## 9. Materials

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:

Design and Access Statement and addendum  
Revised drawings June 2016:  
PL(00)P001 - LOCATION PLAN  
PL(00)P002 - SITE PLAN EXISTING  
PL(00)P005 - SITE PLAN PROPOSED  
PL(00)P010 - GROUND FLOOR - EAST BUILDING  
PL(00)P020 - GROUND FLOOR PLAN - WEST BUILDING  
PL(01)P011 - FIRST FLOOR PLAN - EAST BUILDING  
PL(01)P021 - FIRST FLOOR PLAN - WEST BUILDING  
PL(02)P012 - SECOND FLOOR PLAN - EAST BUILDING  
PL(02)P022 - SECOND FLOOR PLAN - WEST BUILDING  
PL(03)P013 - THIRD FLOOR PLAN - EAST BUILDING  
PL(03)P023 - THIRD FLOOR PLAN - WEST BUILDING  
PL(04)P014 - FOURTH FLOOR PLAN - EAST BUILDING  
PL(04)P024 - FOURTH FLOOR PLAN - WEST BUILDING  
PL(05)P015 - FIFTH FLOOR PLAN - EAST BUILDING  
PL(05)P025 - FIFTH FLOOR PLAN - WEST BUILDING  
PL(06)P016 - ROOF PLAN - EAST BUILDING  
PL(06)P026 - ROOF PLAN - WEST BUILDING  
PL(-1)P009 - LOWER GROUND FLOOR PLAN - EAST BUILDING  
PL(EL)P003 - ELEVATIONS  
PL(EL)P004 - SECTIONS  
PL(EL)P030 - ELEVATION - WEST END LANE ELEVATION  
PL(EL)P031 - ELEVATION - SOUTH ELEVATION (WEST BUILDING)  
PL(EL)P032 - ELEVATION - SOUTH ELEVATION (EAST BUILDING)  
PL(EL)P033 - ELEVATION - EAST ELEVATION  
PL(EL)P034 - ELEVATION - NORTH ELEVATION (WEST BUILDING)  
PL(EL)P035 - ELEVATION - NORTH ELEVATION (EAST BUILDING)  
PL(EL)P036 - ELEVATION - CENTRAL COURTYARD (EAST BUILDING)  
PL(EL)P037 - ELEVATION - CENTRAL COURTYARD (WEST BUILDING)  
PL(EL)P038 - ELEVATION - EAST COURTYARD  
PL(EL)P039 - ELEVATION - WEST COURTYARD  
PL(EL)P040 - ELEVATION - COURTYARDS NORTH  
PL(EL)P050 - WEST END LANE BAY STUDY  
PL(EL)P051 - SOUTH ELEVATION BAY STUDY - WEST BUILDING  
PL(EL)P052 - SOUTH ELEVATION BAY STUDY - EAST BUILDING  
PL(EL)P053 - TYPICAL COMMON ENTRANCE  
PL(EL)P054 - TYPICAL FRONT GARDEN  
PL(EL)P055 - TYPICAL BALCONY DETAIL  
PL(SE)P045 - SITE SECTIONS 1  
PL(SE)P046 - SITE SECTIONS 2  
SK(00)P007 - GROUND FLOOR PLAN  
SK(01)P005 - FIRST FLOOR PLAN  
SK(02)P003 - SECOND FLOOR PLAN  
SK(03)P003 - THIRD FLOOR PLAN  
SK(04)P003 - FOURTH FLOOR PLAN  
SK(05)P003 - FIFTH FLOOR PLAN  
SK(06)P003 - ROOF PLAN  
SK(-1)P003 - LOWER GROUND FLOOR PLAN  
SK(GE)P011 - ACCOMMODATION SCHEDULE  
SK(GE)P094 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P095 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P096 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P097 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P098 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P099 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P100 - SHARED OWNERSHIP FLAT LAYOUT  
SK(GE)P101 - FLAT LAYOUTS  
SK(GE)P102 - FLAT LAYOUTS  
SK(GE)P103 - FLAT LAYOUTS  
SK(GE)P104 - FLAT LAYOUTS  
SK(GE)P105 - FLAT LAYOUTS  
SK(GE)P106 - FLAT LAYOUTS  
SK(GE)P107 - FLAT LAYOUTS  
SK(GE)P109 - FLAT LAYOUTS  
SK(GE)P110 - FLAT LAYOUTS  
SK(GE)P111 - FLAT LAYOUTS  
SK(GE)P200 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P201 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P202 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P203 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P204 - AFFORDABLE FLAT LAYOUTS

9. Materials

SK(GE)P205 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P206 - AFFORDABLE FLAT LAYOUTS  
SK(GE)P207 - AFFORDABLE FLAT LAYOUTS

10. 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	31	0	-31
Cycle spaces	0	310	310
Disability spaces	0	12	12
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0

11. 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):

Please refer to Flood Risk Assessment, prepared by Iesis Special Structures Limited.

12. 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

13. 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

13. Biodiversity and Geological Conservation

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

14. Existing Use

Please describe the current use of the site:

The site currently comprises a five-storey building, arranged as office space (Use Class B1) at upper floor levels and a retail showroom and builder's merchant at ground floor fronting West End Lane, with open builder's yard/storage area (Sui Generis) to the rear.

Is the site currently vacant? ☒ Yes ☐ No

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

The upper floors of the building were last used as London Borough of Camden office space.  
The ground floor builder's merchants still remains in use.

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Please refer to the Waste and Storage Statement, prepared by WSP UK and addendum dated June 2016.

17. 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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	35	52	0		0
Houses					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

## 17. Residential Units

### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

87

### Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	9	17	12	4	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

42

### Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	14	20	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

34

### Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

### Overall Residential Unit Totals

Total proposed residential units	163
Total existing residential units	

### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

### Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

### Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

### Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

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

☒ Yes ☐ No

**18. All Types of Development: Non-residential Floorspace**

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	891	891
A2 - Financial and professional services	0	0	0	0
A3 - Restaurants and cafes	0	0	0	0
A4 - Drinking establishments	0	0	0	0
A5 - Hot food takeaways	0	0	0	0
B1 (a) - Office (other than A2)	2,401	2,400	871	-1,529
B1 (b) - Research and development	0	0	0	0
B1 (c) - Light industrial	0	0	0	0
B2 - General industrial	0	0	0	0
B8 - Storage or distribution	0	0	0	0
C1 - Hotels	0	0	0	0
C2 - Residential institutions	0	0	0	0
D1 - Non-residential institutions	0	0	62	62
D2 - Assembly and leisure	0	0	0	0
Other	1,618	1,618	0	-1,618
Total	4,019	4,018	1,824	-2,194

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

**19. Employment**

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			30
Proposed employees	108		

**20. 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"/>
B1A							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

**21. Site Area**

What is the site area?



## 22. 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:

Plant room proposed on lower ground (east building) . Please refer to both Design and Access Statement and the revised Energy Statement for more information.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. 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

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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
<p>Name: <input type="text" value="London Borough of Camden"/></p> <p>Number: <input type="text" value="5"/> Suffix: <input type="text"/> House name: <input type="text"/></p> <p>Street: <input type="text" value="Pancras Square"/></p> <p>Locality: <input type="text"/></p> <p>Town: <input type="text" value="London"/></p> <p>Postcode: <input type="text" value="N1C 4AG"/></p>	<input type="text" value="09/06/2016"/>
<p>Name: <input type="text" value="Network Rail"/></p> <p>Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="George Stephenson House"/></p> <p>Street: <input type="text" value="Toft Green"/></p> <p>Locality: <input type="text"/></p>	<input type="text" value="09/06/2016"/>

**25. Certificates (Certificate B)**

Town:	<input type="text" value="York"/>				
Postcode:	<input type="text" value="YO1 6JT"/>				
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ian"/>	Surname:	<input type="text" value="Blacker"/>
Person role:	<input type="text" value="AGENT"/>	Declaration date:	<input type="text" value="09/06/2016"/>	<input checked="" type="checkbox"/>	Declaration made

**26. 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