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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"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="The Prosperity Group"/>
Company name:	<input type="text" value="The Prosperity Group"/>				
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="Ms"/>	First Name:	<input type="text" value="Claire"/>	Surname:	<input type="text" value="Lindsay"/>
Company name:	<input type="text" value="Nexus Planning"/>				
Street address:	<input type="text" value="Riverside House"/>				
	<input type="text" value="2a Southwark Bridge Road"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02072614240"/>		
	<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="SE1 9HA"/>		<input type="text" value="c.lindsay@nexusplanning.co.uk"/>		

### 3. Description of the Proposal

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

"Demolition of the existing single storey garages and replacement with a part three storey, part four storey building to provide nine self-contained flats (two no. one bed, two no. two bed, four no. three bed and one no. four bed apartments)".

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:

Land Adjacent to 35 York Way, Camden, London N7 9QF

#### 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:

Development proposals were acceptable in principle subject to recommended amendments to the detailed design, provision of high quality accommodation, and compliance with Lifetime Homes Standards. The proposed development submitted takes account of all Council feedback and amendments have been incorporated into the final design.

#### 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)

Details of the proposed new pedestrian access are included on; (03) 12 Rev F – Proposed Plans - Site, Ground and First, (03) 13 Rev F – Proposed Plans - Second and Third, and (03) 20 Rev B – Proposed Visual from Marquis Road.

No vehicular access is to be provided to the site

#### 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

Dedicated waste bin stores will be provided within screened storage areas in the amenity space of the development. The stores will be in easy access of the building entrance.

The bin stores are detailed on (03) 12 Rev F – Proposed Plans - Site, Ground and First.

Collection of waste from Marquis Road will be appropriately arranged with the Council.

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

Yes  No

If Yes, please provide details:

Dedicated recycle bin stores will also be provided within screened storage areas in the amenity space of the development. The stores will be in easy access of the building entrance.

The bin stores are detailed on (03) 12 Rev F – Proposed Plans - Site, Ground and First.

Collection of recyclable waste from Marquis Road will be appropriately arranged with the Council.

## 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 garages and sheds are currently vacant and their demolition is necessary to allow for the erection of the proposed new residential development.

In addition, the existing garages do not represent an efficient use of the site. Therefore, the proposed redevelopment of the site represents an appropriate new use for this land.

The existing fence is to be removed and replaced with a more modern and aesthetically pleasing fence, which will compliment the proposed landscaping and overall design for the development.

## 10. 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:

Steel fence and railings at western boundary.  
London yellow brick wall and timber fencing at eastern and southern boundaries.

Description of *proposed* materials and finishes:

New modern steel fence and railing at western boundary.  
Timber fencing at southern boundary.

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Stone coping.

### Vehicle Access - description:

Description of *existing* materials and finishes:

Tarmac.

Description of *proposed* materials and finishes:

Access will be restricted to pedestrians and cyclists.  
Access will be via a paved footpath bordered by green landscaping.

## 10. Materials

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

London yellow brick.  
Zinc standing seam cladding.

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Opaque glazed side panels.  
Double glazed with aluminium cladding.

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 to the Design and Access Statement

(03) 15 Rev D – Proposed East Elevation

(03) 16 Rev D – Proposed West Elevation

(03) 17 Rev D – Proposed North Elevation

(03) 18 Rev D – Proposed South Elevation

## 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
Cycle spaces	0	16	16

## 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

## 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 site currently contains six lock-up garages and three small sheds within two terraces. All of the buildings are currently vacant. There is a forecourt and access drive-way from Marquis Road.

Residents are currently allocated parking spaces on the site. Council have confirmed these residents will be provided with suitable alternative parking spaces from Council's current stock.

Is the site currently vacant?

- Yes     No

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

The garages and sheds are currently vacant. As described above, those residents allocated the parking spaces on the site will be provided with appropriate alternatives.

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	2	2	4	1	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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

Proposed Social Housing Total

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

Proposed Intermediate Housing Total

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	9
Total existing residential units	<input type="text"/>

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

### 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)
Other	101	101	0	-101
<b>Total</b>	<b>101</b>	<b>101</b>	<b>0</b>	<b>-101</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

### 20. Employment

No Employment details were submitted for this application

### 21. Hours of Opening

No Hours of Opening details were submitted for this application

### 22. Site Area

What is the site area?

### 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:

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.

### 24. 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)

## 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 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
Name: <input type="text" value="London Borough of Camden attn: Property Services Land &amp; Property Disp"/>	<input type="text" value="05/07/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Camden Town Hall"/>	
Locality: <input type="text" value="Judd Street"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="WC1H 9JE"/>	

Title:  First name:  Surname:

Person role:  Declaration date:   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