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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" value="See Company name"/>
Company name:	<input type="text" value="British Land Property Management 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"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="See Company name"/>
Company name:	<input type="text" value="DP9 Ltd"/>				
Street address:	<input type="text" value="100 Pall Mall"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02070041700"/>		
	<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="SW1Y 5NQ"/>		<input type="text"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension of the existing 1 Triton Square office building by three storeys for office use (B1), flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of a gym (D2); demolition of St Anne's Church and its replacement with a residential (C3) building of part 6, part 9 storeys; hard and soft landscaping; reconfigured vehicle and pedestrian accesses and works to the public highway; and all necessary ancillary and enabling works, plant and equipment.

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:

Extensive programme of consultation undertaken with LBC officers (design, conservation, transport, housing and energy) through a significant number of pre-application meetings since February 2016.

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)

Refer to the Transport Assessment.

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:

Refer to the planning drawings and Design & Access Statements.

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:

Refer to the planning drawings and Design & Access Statements.

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):

OTHER - description:

Type of other material:

All Materials

Description of *existing* materials and finishes:

Refer to the planning drawings, Design and Access Statement, and Landscape Masterplan.

Description of *proposed* materials and finishes:

Refer to the planning drawings, Design and Access Statement, and Landscape Masterplan.

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:

Refer to the Covering Letter.

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	2	0	-2
Cycle spaces	48	625	577
Disability spaces	0	0	0
Other (e.g. bus)	4	4	0
Short description of Other	Loading Bays		

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):

Refer to the Design & Access Statements.

Planning Portal Reference : PP-05565970

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

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:

1Triton Square: Office (B1); former crèche (D1); Gym and ancillary café (D2).
St Anne's: currently leased to the Ethiopian Orthodox Church (D1).

Is the site currently vacant?

☐ Yes ☒ No

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

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					
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	1	5	10	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

16

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	6	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

6

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					

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					

17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	22
Total existing residential units	

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

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)
B1 (a) - Office (other than A2)	28,325	0	15,500	15,500
D1 - Non-residential institutions	904	904	0	-904
D2 - Assembly and leisure	2,092	239	0	-239
Other	0	0	1,354	1,354
Total	31,321	1,143	16,854	15,711

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	900		
Proposed employees	3,000		

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	
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

1.21

hectares

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:

22. Industrial or Commercial Processes and Machinery

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
<input type="text"/>	<input type="text"/> Tonne(s)
B. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> 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 (<i>owner is a person with a freehold interest or leasehold interest with at least 7 years left to run</i>) and/or agricultural tenant (<i>"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990</i>) of any part of the land or building to which this application relates.	
Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="1 & 4 & 7 Triton Limited"/>	<input type="text" value="02/11/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="York House"/>	
Locality: <input type="text" value="45 Seymour Street"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="W1H 7LX"/>	
Name: <input type="text" value="London Power Networks PLC"/>	<input type="text" value="02/11/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Newington House"/>	
Locality: <input type="text" value="237 Southwark Bridge Road"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="SE1 6NP"/>	

25. Certificates (Certificate B)

Name:	The Mayor and Burgesses of the London Borough of Camden			02/11/2016	
Number:		Suffix:	House name:		
Street:	Town Hall				
Locality:	Judd Street				
Town:	London				
Postcode:	WC1H 9LP				
Name:	Chester Limited			02/11/2016	
Number:		Suffix:	House name:		
Street:	47 Esplanade				
Locality:	St. Helier				
Town:	Jersey				
Postcode:	JE1 0BD				
Name:	10 Brock Street Limited			02/11/2016	
Number:		Suffix:	House name:		
Street:	York House				
Locality:	45 Seymour Street				
Town:	London				
Postcode:	W1H 7LX				
Name:	Regent's Place Management Company Limited			02/11/2016	
Number:		Suffix:	House name:		
Street:	York House				
Locality:	45 Seymour Street				
Town:	London				
Postcode:	W1H7LX				
Title:	Mr	First name:		Surname:	Fyall
Person role:	AGENT		Declaration date:	02/11/2016	<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

02/11/2016