

Email: [planning@camden.gov.uk](mailto: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"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Safeway Stores Limited and BDW Trading Ltd"/>				
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="Oliver"/>	Surname:	<input type="text" value="Jefferson"/>
Company name:	<input type="text" value="Turley"/>				
Street address:	<input type="text" value="The Charlotte Building"/>				
	<input type="text" value="17 Gresse Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02078514010"/>		
	<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="W1T 1QL"/>	<input type="text" value="oliver.jefferson@turley.co.uk"/>			

### 3. Description of the Proposal

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

Demolition of existing buildings (Class A1 foodstore and Sui Generis petrol filling station) and associated highways and site works including removal of existing surface level car parking and retaining walls along with road junction alterations.

Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis), flexible Class A1, A3 and A4 floorspace, Class B1 floorspace and a winter garden; associated cycle parking; public green space; public toilets and other associated works and highways works. For a temporary period of up to thirty months part of the ground and all of the 1st floor of the building will be used for a Class A1 foodstore with associated car parking.

Redevelopment of the main supermarket site to include the erection of buildings (Blocks A to F, including Blocks E1 and E2) of up to 14 storeys accommodating up to 573 homes and up to 60,568 sq m GEA of residential floorspace together with up to 28,345 sq m GEA non-residential floorspace within Class A1 (foodstore), flexible Class A1 and A3, Class B1a and B1c, Class D2 community centre, Sui Generis use at roof level of 'Block B' for food and plant growing/production facility (including small scale brewing and distilling) with associated ancillary office, storage, education, training, café and

### 3. Description of the Proposal

restaurant activities; together with associated new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility; and other associated works, including highways works.

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:  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:

### 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:

The applicant has undertaken extensive pre-application engagement in accordance with the PPA signed 26/10/2016 and this is outlined within the supporting Design and Access Statement, Planning Statement and Statement of Community Involvement.

### 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)

Please refer to the supporting Transport Assessment, Design and Access Statement and drawings.

## 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 refer to the supporting Transport Assessment, Waste Storage and Collection Plan, Design and Access Statement and drawings.

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

Yes  No

If Yes, please provide details:

Please refer to the supporting Transport Assessment, Waste Storage and Collection Plan, Design and Access Statement and drawings.

## 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)?

To prepare the site for redevelopment.

## 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 refer to the supporting Design and Access Statement and drawings in relation to all materials.

Description of *proposed* materials and finishes:

Please refer to the supporting Design and Access Statement and drawings in relation to all 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:

Please refer to the supporting Design and Access Statement and drawings.

## 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	404	285	-119
Cycle spaces	48	1,111	1,063
Disability spaces	21	35	14

## 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

## 12. Foul Sewage

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 the supporting drawings.

## 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 is currently occupied by a food supermarket (Class A1 foodstore) and a Petrol Filling Station (Sui Generis)

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

## 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	62				
Cluster Flats					
Flats/Maisonettes	140	146	41		
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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 - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	23	29	42	0	0
Houses	0	0	0	8	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social 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 - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	46	36	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate 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

## 18. Residential Units

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

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

### Overall Residential Unit Totals

Total proposed residential units 573

Total existing residential units

## 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	7,195	7,195	19,352	12,157
B1 (a) - Office (other than A2)	0	0	11,861	11,861
B1 (c) - Light industrial	0	0	771	771
D2 - Assembly and leisure	0	0	74	74
Other	105	105	3,888	3,783
<b>Total</b>	<b>7,300</b>	<b>7,300</b>	<b>35,946</b>	<b>28,646</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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	58	153	161
Proposed employees			1,184

## 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	06:00:00	00:00:00	06:00:00	00:00:00	10:00:00	16:00:00	<input type="checkbox"/>
A3							<input checked="" type="checkbox"/>

## 21. Hours of Opening

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A4							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other	06:00:00	00:00:00	06:00:00	00:00:00	06:00:00	00:00:00	<input type="checkbox"/>

## 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:

Please refer to the supporting Design and Access Statement, Sustainability Statement and Energy Assessment and drawings.

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 C)

Certificate of Ownership - Certificate C

## 26. Certificates (Certificate C)

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

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

An advert is to be placed in the Camden New Journal.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Triangle Extensions Ltd c/o Howard Kennedy"/> Number: <input type="text" value="19"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Cavendish Square"/> Locality: <input type="text"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="W1A 2AW"/>	<input type="text" value="06/07/2017"/>
Name: <input type="text" value="Triange Extensions Ltd"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Administration Office"/> Street: <input type="text" value="PO Box 10"/> Locality: <input type="text" value="27 Hill Street"/> Town: <input type="text" value="St Helier Jersey"/> Postcode: <input type="text" value="JE45TR"/>	<input type="text" value="06/07/2017"/>
Name: <input type="text" value="London Power Networks Plc c/o Head of Legal, UK Power Networks"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Energy House"/> Street: <input type="text" value="Carrier Business Park, Hazelwick Avenue"/> Locality: <input type="text" value="Three Bridges"/> Town: <input type="text" value="Crawley"/> Postcode: <input type="text" value="RH10 1EX"/>	<input type="text" value="06/07/2017"/>
Name: <input type="text" value="London Power Networks Plc"/> Number: <input type="text" value="237"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Southwark Bridge Road"/> Locality: <input type="text"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="SE1 6NP"/>	<input type="text" value="06/07/2017"/>
Name: <input type="text" value="Camden Market Estates Arches Limited c/o The Tack Room"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="The Stables Market"/> Street: <input type="text" value="Chalk Farm Road"/> Locality: <input type="text"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="NW1 8AH"/>	<input type="text" value="06/07/2017"/>



## 26. Certificates (Certificate C)

Name:	Camden Market Estates Arches Limited c/o Howard Kennedy		
Number:	19	Suffix:	
House name:			
Street:	Cavendish Square		
Locality:			
Town:	London		
Postcode:	W1A 2AW		

06/07/2017

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Camden New Journal

On the following date (which must not be earlier than 21 days before the date of the application):

06/07/2017

Title: Mr First name: Oliver Surname: Jefferson

Person role: AGENT Declaration date: 05/07/2017  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

05/07/2017