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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="Imperial Resources Limited"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="c/o Agent"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<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"/>				
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="Muireann"/>	Surname:	<input type="text" value="Murphy"/>
Company name:	<input type="text" value="Nicholas Taylor &amp; Associates"/>				
Street address:	<input type="text" value="31 Windmill Street"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02076363961"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="W1T 2JN"/>				
	<input type="text" value="mm@ntaplanning.co.uk"/>				

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

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:

The officer considered the principle of the development to be acceptable, as was the mix of residential units. While some concerns were expressed regarding the high-level ground floor bedroom windows, it was considered that these were satisfactory given the high levels of daylight and sunlight that would be provided to the remaining habitable rooms. The roof terraces were seen to provide a good level of external amenity space for future occupiers.

The Case Officer acknowledged that the new design better complemented the character and appearance of Canfield Place. The faceted roof design was seen to add an interesting element to the streetscape.

The Case Officer advised that it was common of mews properties to demonstrate a strong commercial aesthetic at ground floor level which are often read as large punched openings in the principal elevation. He acknowledged that although the need for garage doors was removed from the properties, the large openings should remain a key feature. The Officer remarked that the front-facade should appear more engaging as per typical mews properties.

Additionally, the Officer sought clarity on the rear of the development; he reiterated a need for the design to respect the conservation area to the south. The Officer recommended that a future application should contain computer generated images which would help justify the chosen design. Further justification was also needed for the use of the proposed materials.

A report outlining the implications of the size, massing and scale upon the residents of nos. 11-27 Canfield Place was also required to be submitted alongside the application.

The Case Officer agreed that the development would not lead to unacceptable levels of overlooking into habitable rooms of neighbouring properties.

The Case Officer advised that a draft Construction Management Plan would need to be submitted in order to address the potential impact of construction/delivery vehicles associated with excavation and development of the site on the local highway network.

It was advised that 16 cycle parking spaces would need to be provided. The omission of the proposed ground floor garages from the revised drawings was welcomed.

The Case Officer agreed the proposed number of units and additional residential floor space provided currently fall below the threshold for on-site affordable housing provision.

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 see Drawing Pack submitted with the application

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 see Drawing No: 2044-00-dr-0100

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

☒ Yes☐ No

If Yes, please provide details:

Please see Drawing No: 2044-00-dr-0100

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:  
Brown Engineering Brick

Description of *proposed* materials and finishes:

As Existing

**Doors - description:**  
Description of *existing* materials and finishes:  
N/A

Description of *proposed* materials and finishes:

Stained Oak Screens

**Roof - description:**  
Description of *existing* materials and finishes:  
N/A

Description of *proposed* materials and finishes:

Patinated Bronze Panels

**Walls - description:**  
Description of *existing* materials and finishes:  
N/A

Description of *proposed* materials and finishes:

9. Materials

Patinated Bronze Panels

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Bronze Finish

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 see Drawing Pack created by CZWG Architects

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	16	1	-15

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):

Drawing Reference No: UR05536.1 526196,184699

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:

13. Biodiversity and Geological Conservation

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:

Garages

Is the site currently vacant?

☒ Yes

☐ No

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

Garages

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

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					

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

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	0	3	5	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total8

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	8
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

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)
B8 - Storage or distribution	900	0	921	921
Total	900	0	921	921

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

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:

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

<b>A. Toxic substances</b>	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
<b>B. Highly reactive/explosive substances</b>	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
<b>C. Flammable substances (unless specifically named in parts A and B)</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 (*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="Network Rail"/>	<input type="text" value="31/03/2017"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Baskerville House"/>	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Birmingham"/>	
Postcode: <input type="text" value="B1 2ND"/>	
Title: <input type="text" value="Ms"/> First name: <input type="text"/> Surname: <input type="text" value="Murphy"/>	
Person role: <input type="text" value="AGENT"/>	Declaration date: <input type="text" value="31/03/2017"/> <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