

Email: 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. 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 Na	ame, Address and Contact Details							
Title:	First Name:	Surname: Gail's Ltd						
Company name:								
Street address:	C/O Agent							
		Telephone number:						
		Mobile number:						
Town/City:		Fax number:						
Country:		Email address:						
Postcode:								
Are you an agent a	acting on behalf of the applicant?							
2. Agent Name	, Address and Contact Details							
Title: Mr	First Name: Niall	Surname: Hanrahan						
Company name:	Planning Potential Ltd.							
Street address:	Magdalen House, 148 Tooley Street							
		Telephone number: 02073578000						
	London	Mobile number:						
Town/City:	London	Fax number:						
Country:	United Kingdom Email address:							
Postcode:	SE1 2TU niall@planningpotential.co.uk							
3. Description	of the Proposal							
Please describe th	ne proposed development including any change of us	eo.						
	Bakery/Café (Sui Generis Use) at Basement and Gro							
Has the building, v	work or change of use already started?	s ® No						

4. Site Addre	ss Details			
Full postal addre	ess of the site (including full postcode where a	vailable) Description:		
House:	21 Suffix:			
House name:				
Street address:	Swain's Lane			
Town/City:	LONDON			
Postcode:	N6 6QX			
December of le				
	ocation or a grid reference eted if postcode is not known):			
Easting:	528363			
Northing:	186425			
5. Pre-applica	ation Advice			
Has assistance	or prior advice been sought from the local aut	hority about this application?	O Yes No	
6. Pedestrian	and Vehicle Access, Roads and Ri	ghts of Way		
Is a new or alter	ed vehicle access proposed to or from the pul	blic highway?		
Is a new or alter	ed pedestrian access proposed to or from the	public highway?		
Are there any ne	ew public roads to be provided within the site?		○ Yes No	
-				
Are there any ne	ew public rights of way to be provided within o	r adjacent to the site?	☐ Yes No	
Do the proposals	s require any diversions/extinguishments and	or creation of rights of way?		
7. Waste Stor	rage and Collection			
Do the plans inc	orporate areas to store and aid the collection	of waste?		
Have arrangeme	ents been made for the separate storage and	collection of recyclable waste?	○ Yes No	
riavo arrangomo	The been made for the departure storage and	conconor of rooy dable waste.	2 100 2 140	
8. Authority E	Employee/Member			
	he Authority, I am:			
	nember of staff elected member D	o any of these statements apply to you?	○ Yes ● No	
(c) rela	ted to a member of staff ted to an elected member			
(=) - 3.0				
9. Materials				
,				
No Material deta	ils were submitted for this application			

10. Vehicle Parking									
No Vehicle Parking details were submitted for th	is application								
11. Foul Sewage									
Please state how foul sewage is to be disposed	J of:								
Mains sewer Pag	kage treatment pla	nt [Unknown	~			
Septic tank Ces	ss pit	[Other				
Are you proposing to connect to the existing dra	inage system?	0	Yes 🔘 No	o	Unknown				
12. Assessment of Flood Risk									
Is the site within an area at risk of flooding? (Re	fer to the Environm	ent Agency's Fl	lood Map sh	owina					
flood zones 2 and 3 and consult Environment A requirements for information as necessary.)					ity				
requirements for information as necessary.						•	Yes		No
If Yes, you will need to submit an appropriate flo	od risk assessmen	t to consider the	e risk to the	propos	ed site.				
Is your proposal within 20 metres of a watercoul	rse (e.g. river, strea	m or beck)?				0	Yes	•	No
Will the proposal increase the flood risk elsewhere	ere?					0	Yes	•	No
How will surface water be disposed of?									
Sustainable drainage system	Main sewer				Pond/lake				
Soakaway	Existing water	ercourse							
13. Biodiversity and Geological Cons	ervation								
To assist in answering the following questions re important biodiversity or geological conservation									
Having referred to the guidance notes, is there a application site, OR on land adjacent to or near			wing being a	ffected	adversely or	conserved a	and enl	hanc	ed within the
a) Protected and priority species									
Yes, on the development site	○ Ye	es, on land adja	cent to or ne	ear the	proposed dev	/elopment			No
h) Decimated cites, important habitate or other	hiadiyaraity faatura	0							
b) Designated sites, important habitats or otherYes, on the development site	•	s es, on land adja	icent to or ne	ear the	proposed dev	/elopment		(0)	No
		oo, oa.ra aaja		Ju. 1	p. 0p000 a a o			_	
c) Features of geological conservation importan									
Yes, on the development site	○ Ye	es, on land adja	cent to or ne	ear the	proposed dev	velopment		•	No
14. Existing Use									
Please describe the current use of the site:									
Gail's Bakery (A1)									
Is the site currently vacant?						0	Yes	I	No
Does the proposal involve any of the following? If yes, you will need to submit an appropriate co	intamination access	ement with your	application						
Land which is known to be contaminated?	manimation assess	ment with your	αμγιισαιίση.			0	Yes		No
Edita Willottio Midwit to be contaminated:							, 00	2	

4. Existing Use											
and where contamination	ı is susp	ected fo	or all or p	oart of th	ne site?			0	Yes	•	No
nunnanad was that we de										Na	
proposed use that would	i be pan	liculariy	vuinera	bie to th	e presenc	nination?			Yes	•	No
5. Trees and Hedges	•										
. Trees and nedges	5										
re there trees or hedges	on the p	ropose	d develo	pment s	site?				Yes	•	No
nd/or: Are there trees or evelopment or might be in						ent site that could influence the	ne		Yes	•	No
	-	-			-	ey, at the discretion of your lo	cal planı	ning auth	ority. If	a Tre	e Survey is
equired, this and the acco	mpanyi	ng plan	should I	be subm	itted along	application. Your local plannis in relation to design, demoli	ing autho	ority shou	ıld mak	e clea	ar on its web
riat trie survey sriould co	IIIaIII, III	accord	ance wit	in the co	Helit BSS	s in relation to design, demoil	lion and	CONSTRUC	·lion - K	.econ	IIIIeiiualions
6. Trade Effluent											
oes the proposal involve	the nee	d to diei	nosa of	trada aff	luente or v				Yes	(0)	No
des the proposal involve	uie iiee	u io uis _i	pose oi	liaue en	iueriis or v				168	٠	INU
7. Residential Units											
oes your proposal includ	e the ga	in or los	ss of res	idential	units?				Yes	<u>•</u>	No
Market Housing - Proposed						Market Housing - Existing					
market Housing - Froposeu		Num	nber of be	droome		Market Housing - Existing		Numl	ber of be	droom	
	1	2	3	4+	Unknown		1	2	3	4+	1
Bedsits/Studios	'	2	3	4+	Ulkilowii	Bedsits/Studios	'	2		4+	Ulikilowii
Cluster Flats						Cluster Flats				 	
Flats/Maisonettes						Flats/Maisonettes	-			├─	
						Houses	-			 	
Houses Live-Work Units						Live-Work Units				 	
Sheltered Housing						Sheltered Housing	-			-	
Unknown						Unknown				-	
UNKNOWN						UNKNOWN					
Proposed Market Housing To	tal]	Existing Market Housing Total	al				
											_
Social Rented Housing - Pro	oposed					Social Rented Housing - Ex	kisting				
		Num	nber of be	drooms				Numl	ber of be	droom	S
	1	2	3	4+	Unknown		1	2	3	4+	Unknown
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Jnknown						Unknown					
Proposed Social Housing Total	al					Existing Social Housing Tota	I				
Intermediate Housing - Pro	nocod					Intermediate Housing - Exi	etina				
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Podeits/Studios	1	2	3	4+	Unknown	Rodeits/Studios	1	2	3	4+	Unknown
Bedsits/Studios	-		-			Bedsits/Studios	-	\vdash			
Cluster Flats	-					Cluster Flats	1			 	
Flats/Maisonettes			ļ			Flats/Maisonettes				<u> </u>	

Number of bedrooms 1 2 3 4+ Unknown Houses Live-Work Units Sheltered Housing Unknown Proposed Intermediate Housing Total Key Worker Housing - Proposed Number of bedrooms Number of bedrooms Number of bedrooms Live-Work Units Sheltered Housing Unknown Existing Intermediate Housing Total Key Worker Housing - Existing Number of bedrooms		hazone					Intermediate Housing -	Fristing				
Houses House House		poscu	Num	ber of be	drooms		intermediate riousing	LXISTING	Num	ber of be	drooms	_
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Lickrown	Sheltered Housing						Sheltered Housing					
Key Worker Housing - Proposed Number of bedrooms Number of Seath of Number of Number of Seath of Number of Seath of Number Number of Seath of Number of Seath of Number of Number of Number of Seath of Number of Numb		<u> </u>										
Number of bedrooms	Proposed Intermediate Housi	ing Total					Existing Intermediate Hou	using Total				
Bedsits/Studios Cluster Flats Cluster Flats Flats Maleonates Houses Housea Housea House House House House House House Hou	Key Worker Housing - Prop	osed					Key Worker Housing - E	Existing				
Bedsite/Studios Cluster Flats Flats/Maisonettes Houses House Ho			Num	ber of be	drooms				Num	ber of be	drooms	
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Flats/Maisonettes Houses House Houses House	Bedsits/Studios						Bedsits/Studios					
Houses Houses Live-Work Units Live-Work Un	Cluster Flats						Cluster Flats					
Live-Work Units Sheltered Housing Unknown Unknown Existing Key Worker Housing Total Existing Key Worker Housing Total Existing Gross internal floorspace? Oes your proposal involve the loss, gain or change of use of non-residential floorspace? Use Class/type of use Existing gross internal floorspace (square metres) Use Class/type of use Existing gross internal floorspace (square metres) Use Class/type of use 135.5 135.5 0 135.	Flats/Maisonettes						Flats/Maisonettes					
Sheltered Housing Unknown Existing Key Worker Housing Total Existing Key Worker Housing Total Existing Gross All Types of Development: Non-residential Floorspace Oes your proposal involve the loss, gain or change of use of non-residential floorspace? Use Class/type of use Existing gross internal floorspace to be lost by change of use or demolition (square metres) Use Class/type of use Existing gross internal floorspace to be lost by change of use or demolition (square metres) Sheltered Housing We Worker Housing Total Total gross new internal floorspace to be lost by change of use or demolition (square metres) Sheltered Housing We Solve Internal floorspace? Net additional gross internal floorspace to be lost by change of use or demolition (square metres) Sheltered Housing We Solve Internal floorspace? Net additional gross new internal floorspace to be lost by change of use or demolition (square metres) Sheltered Housing Net additional room or demolition (including changes of use) Net additional room or demolition (including changes of use) Net additional room or demolition (including changes of use) Demployment Demployment details were submitted for this application Definition or the sample of use or demolition (including changes of use) Demployment details were submitted for this application	Houses				Ì		Houses					
Unknown Existing Key Worker Housing Total Existing Key Worker Housing Total All Types of Development: Non-residential Floorspace Des your proposal involve the loss, gain or change of use of non-residential floorspace? Use Class/type of use Existing gross internal floorspace to be lost by Anage of use or demolition (square metres) (square	Live-Work Units						Live-Work Units					
Proposed Key Worker Housing Total Existing Key Worker Housing Total	Sheltered Housing						Sheltered Housing					
a. All Types of Development: Non-residential Floorspace Second	Unknown						Unknown					
Description of Development: Non-residential Floorspace Comparison of Development: Non-residential Floorspace					-	 						·
Use Class/type of use	oes your proposal involv	e the los	s, gain	or chanç	ge of us	e of non	orspace?		(Yes	□ N	lo
Use Class/type of use Class/type of use Class/type of use Class/type of use Class/type of use Class/type of use Class/types of use Class/type							Gross internal	Total	aross r) OW	Nο	t additional
At - Shops Net Tradable Area 135.5 135.5 0 -135.5 0 135.5 135.5 135.5 135.5 135.5 135.5 135.5 0 or 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 Existing rooms to be lost by change of use or demolition Total rooms proposed (including changes of use) Net additional room Proposed (including changes of use) Net additional room of Opening Description of Opening Description of Opening details were submitted for this application 1. Site Area	Use (Class/typ	e of use	Э			floorspace to be lost by change of use or demolition	interna propos chan	al floors ed (incl ges of u	pace uding ise)	gro floors de	ess internal pace follow velopment
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Or 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 room P. Employment Description Descr	 Other						0		135.5			135.5
Or 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 room P. Employment Description Descr	otal						135.5		135.5			0
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 room P. Employment D. Hours of Opening De Hours of Opening details were submitted for this application 1. Site Area						11						
9. Employment o Employment details were submitted for this application O. Hours of Opening o Hours of Opening details were submitted for this application					ase add			roome prop	neod			
9. Employment o Employment details were submitted for this application 0. Hours of Opening o Hours of Opening details were submitted for this application 1. Site Area	Use (Class/typ	es of us	е						Ne	et additi	onal rooms
D. Hours of Opening O Hours of Opening details were submitted for this application 1. Site Area								J J				
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o Hours of Opening details were submitted for this application 1. Site Area												
1. Site Area). Hours of Opening	3										
1. Site Area	Jenes of Sporing											
			submitte	ed for th	is applic	cation						
		ils were :										
/hat is the site area? sq.metres	o Hours of Opening detai	ils were										
	o Hours of Opening detai	ils were :										

17. Residential Units

22. Industr	rial or Commercia	Il Processes a	nd Machinery					
	ribe the activities and p de the type of machine		vould be carried out on th	e site and t	the end produ	cts including plant, ve	entilation or air condition	oning.
Not Applicat	ole							
Is the propos	al for a waste manage	ement developme	nt?	Yes	No			,
	ndfill application you w hat information it requ		further information before	e your appli	ication can be	e determined. Your wa	aste planning authority	should
23. Hazard	ous Substances							
Is any hazaro	dous waste involved in	the proposal?		Yes	No			
A. Toxic su	bstances					Amount	t held on site	
								Tonne(s)
D. Histoly va	antiva la valantiva nud	. et e m e e e				A management	thald an aita	
B. Highly re	eactive/explosive sub	ostances				Amount	t held on site	Tonne(s)
]
C. Flammak	ole substances (unle	ss specifically na	amed in parts A and B)			Amount	t held on site	7
								Tonne(s)
24. Site Vi	sit							
	·		ath, bridleway or other pu			Yes \(\int \) No		
_			ent to carry out a site visit	t, whom sho	ould they cont	act? (Please select or	nly one)	
The ag	ent 🔘 The applic	ant Q Oth	er person					
25. Certific	cates (Certificate	В)						
			Certificate of Owne	rship - Certi	ificate B			
Loortify/ Tho o			velopment Management Positions to given the requisite notice to	rocedure) (E	ingland) Order			thio
application, wa	as the owner (owner is a	person with a freeho	old interest or leasehold inter by Planning Act 1990) of any	est with at le	ast 7 years left	to run) and/or agricultura	al tenant ("agricultural te	
	cultural Tenant	.o romi ana ocama	y riamming risk receip or ally		0. 0	о плистино арриосион.	Date notice se	rved
Name:	LXE Investments Ltd						ıİ	
Number:	61 S	uffix:	House name:					
Street:	Winton Avenue							
Locality:							25/07/2016	
Town:	London							
Postcode:	N11 2AR						'	
Title: Mr	First name:	Niall			Surname:	Hanrahan		
Person role:	AGEI		Declarati	on date:		7/2016	✓ Declaration	made
. 3.00.110.01	7.021				23/0			

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.

 \mathbf{v}^{s}

Date

25/07/2016