

Email: planning@camden.gov.uk
Phone: 020 7974 4444
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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="-"/>
Company name:	<input type="text" value="45 NEW COMPTON STREET DEVELOPMENT 2018 LIMITED"/>				
Street address:	<input type="text" value="42 DARTMOUTH PARK ROAD"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<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="NW5 1SX"/>	<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="Jack"/>	Surname:	<input type="text" value="Finnin"/>
Company name:	<input type="text" value="Square Feet Architects"/>				
Street address:	<input type="text" value="95 Bell Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02074314500"/>		
	<input type="text"/>	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="NW1 6TL"/>	<input type="text" value="jack.finnin@squarefeetarchitects.co.uk"/>			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Infill of undercroft car-park, comprising 5 (five) residential units plus commercial space fronting New Compton Street; Stand-alone dwelling of 1 (one) storey; New access stair and lift to 5th floor; Alterations to previously approved 5th floor scheme.

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 proposed residential and commercial units are acceptable in principle; however, the residential units would be subject to a daylight study to demonstrate the units would receive an acceptable amount of daylight. Cycle parking storage facilities for both residential and commercial uses is also required to avoid lack of provision being a reason for refusal.

The proposed lift shaft is acceptable subject to further information on materiality.

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)

New pedestrian entrance to lobby. Existing vehicular entrance to be altered. Repositioned entrance to existing substation drawing 1720_L_111

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

See drawing 1720_L_110 and Design and Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

See drawing 1720_L_110 and Design and Access Statement

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:

Brick boundary wall enclosing site. Retaining element at rear forms part of listing to neighbouring church.

Description of *proposed* materials and finishes:

Retained as existing and partially rebuilt where required. Render to front.

Roof - description:

Description of *existing* materials and finishes:

Bitumenous flat roof with brick parapet perimeter.

Description of *proposed* materials and finishes:

Single ply membrane flat roof and sedum roof.

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick (not matching) and Render at ground floor level with new glass curtain walling to front; Cladding of copper-tinted zinc/curtain walling to lift shaft and 5th floor level.

Windows - description:

Description of *existing* materials and finishes:

UPVC style windows.

Description of *proposed* materials and finishes:

Aluminium framed windows to all new build elements, with areas of glazed curtain walling at ground and 5th floor level.

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:

See 1720_L_100 series

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	28	0	-28
Cycle spaces	0	14	14

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

Block of 24 (twenty-four) flats with undercroft parking at ground level.

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	4	4	1	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 9

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	0	0	0	24
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total 24

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

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					
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

17. 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

Overall Residential Unit Totals	
Total proposed residential units	9
Total existing residential units	24

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

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)	0	0	104	104
Total	0	0	104	104

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees			10

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 946.00 sq.metres

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

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)

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
<div><div>Name:</div><div>Estate of the late BA Walker</div></div> <div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div></div></div> <div><div>Street:</div><div>Flat 1</div></div> <div><div>Locality:</div><div>45 New Compton Street</div></div> <div><div>Town:</div><div>London</div></div> <div><div>Postcode:</div><div>WC2H 8DF</div></div>	<div>23/04/2018</div>
<div><div>Name:</div><div>A Garrigues</div></div> <div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div></div></div> <div><div>Street:</div><div>Flat 10</div></div> <div><div>Locality:</div><div>45 New Compton Street</div></div> <div><div>Town:</div><div>London</div></div>	<div>23/04/2018</div>

25. Certificates (Certificate B)

Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="D L Ferris"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 11"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="P E Ochaya"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 12"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="E G Havranek"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 14"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="R Harris & M Harris"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 15"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="H Akhtar"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 16"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="K Woodward"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 17"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					

25. Certificates (Certificate B)

Name:	<input type="text" value="E McPherson"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 18"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="P B Shankaranahalli"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 19"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="Y & S Ng"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 20"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="A Nicola"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 2"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="R Heng & L Tu"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 21"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="H Jameson"/>			<input type="text" value="23/04/2018"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Flat 22"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="G Crossland"/>			<input type="text" value="23/04/2018"/>		

25. Certificates (Certificate B)

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Flat 23"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="T Raj"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Flat 24"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					<input type="text" value="23/04/2018"/>
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="Cedarlet Ltd"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Flat 25"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					<input type="text" value="23/04/2018"/>
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="London Borough of Camden"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="5 Pancras Square c/o Town Hall"/>					
Locality:	<input type="text" value="Judd Street"/>					<input type="text" value="23/04/2018"/>
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC1H 9JE"/>					
Name:	<input type="text" value="N Barker"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Flat 3"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					<input type="text" value="23/04/2018"/>
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="V M Pillay"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Flat 4"/>					
Locality:	<input type="text" value="45 New Compton Street"/>					<input type="text" value="23/04/2018"/>
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="WC2H 8DF"/>					
Name:	<input type="text" value="R Walker"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	<input type="text" value="23/04/2018"/>

25. Certificates (Certificate B)

Street:	Flat 5				
Locality:	45 New Compton Street				
Town:	London				
Postcode:	WC2H 8DF				
Name:	S Scicluna				
Number:		Suffix:		House name:	
Street:	Flat 6				23/04/2018
Locality:	45 New Compton Street				
Town:	London				
Postcode:	WC2H 8DF				
Name:	N Venegas				
Number:		Suffix:		House name:	
Street:	Flat 7				23/04/2018
Locality:	45 New Compton Street				
Town:					
Postcode:	WC2H 8DF				
Name:	Sun 99 Ltd				
Number:		Suffix:		House name:	
Street:	Flat 8				23/04/2018
Locality:	45 New Compton Street				
Town:					
Postcode:	WC2H 8DF				
Name:	S Steele				
Number:		Suffix:		House name:	
Street:	Flat 9				23/04/2018
Locality:	45 New Compton Street				
Town:	London				
Postcode:	WC2H 8DF				
Title:	Mr	First name:	Jack	Surname:	Finnin
Person role:	AGENT		Declaration date:	23/04/2018	<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 23/04/2018