

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: (See company name)
Company name:	Andrew Kirk Management Ltd]
Street address:	c/o Agent	Ī
		Telephone number:
		Mobile number:
Town/City:		Fax number:
Country:		Email address:
Postcode:		
Are you an agent a	acting on behalf of the applicant?	Yes \(\sigma \) No
2. Agent Name	e, Address and Contact Details	
Title: Mr	First Name: Nick	Surname: Jenkins
	Smith Jenkins Ltd	Surname: Jenkins
Company name: Street address:	5 Warren Yard	
Slieel addiess.	Warren Park	Telephone number: 01908410422
	Old Wolverton	Mobile number:
Town/City:	Milton Keynes	Fax number:
Country:	Millon Reynes	
Postcode:	MK12 5NW	Email address: nick@smithjenkins.co.uk
Posicode.	WIK12 SINVV	THER WSTHILITIENKINS.CO.UK
3. Description	of the Proposal	
	••	
2	ne proposed development including any change of u	
	se of ground floor from healthcare use (Class D1) to and first floor rear elevation, and installation of first f	o offices (Class B1), first floor rear extension with roof terrace, alterations to lower floor roof top plant
		res No
lias the bullding, v	volk of change of use already started:	55 W 140

4. Site Addres	ss Details			
Full postal addre	ss of the site (including full postcode where	available) Description:		
House:	Suffix:			
House name:				
Street address:	49-51 Farringdon Road			
Town/City:	London			
Postcode:	EC1M 3JP			
	cation or a grid reference eted if postcode is not known):			
Easting:	531481			
Northing:	181866			
5. Pre-applica	tion Advice			
Has assistance of	or prior advice been sought from the local au	uthority about this application? Ves	No	
6. Pedestrian	and Vehicle Access, Roads and R	tights of Way		
Is a new or altere	ed vehicle access proposed to or from the pr	ublic highway?	◯ Yes ⊚ N	lo
Is a new or altere	ed pedestrian access proposed to or from th	ne public highway?		lo
Are there any ne	w public roads to be provided within the site	??	◯ Yes ⊚ N	lo
Are there any ne	w public rights of way to be provided within	or adjacent to the site?		lo
Do the proposals	s require any diversions/extinguishments and	d/or creation of rights of way?	◯ Yes ⊚ N	lo
7. Waste Stor	age and Collection			
Do the plans inc	orporate areas to store and aid the collection	n of waste?	Yes	lo
If Yes, please pr				
Commercial ger then collected.	neral waste will be collected on separate priv	vate contracts, collected at pavement level. Waste will be s	stored in each office	space and
Have arrangeme	nts been made for the separate storage and	d collection of recyclable waste?	Yes	lo
If Yes, please pr				
then collected.	yclable waste will be collected on separate p	private contracts, collected at pavement level. Waste will b	e stored in each office	ce space and
8. Authority E	imployee/Member			
(a) a m (b) an e	he Authority, I am: ember of staff elected member ted to a member of staff	Do any of these statements apply to you?	☐ Yes ● N	No

8. Authority Employ	ee/Member						
(d) related to ar	n elected member						
9. Materials							
Diago state what materi	ala (inaludina tupa, aalaur	and name) are to be u	upod ovtornolly (if or	anliaghla).			
Walls - description:	als (including type, colour	and name) are to be u	ised externally (ii ap	oplicable):			
Description of existing ma	aterials and finishes:						
Brick and render							
Description of proposed	materials and finishes:						
Brick and render							
Windows - description: Description of existing management							
Aluminium							
Description of proposed	materials and finishes:						
Aluminium							
	onal information on submit			statement?	Yes	○ No	
Proposed plans	ences for the plan(s)/draw	ng(s)/design and acce	ess statement:				
Troposed plans							
10. Vehicle Parking							
No Vehicle Parking detail	s were submitted for this a	nnlication					
140 Verlicle Farking detail	s were submitted for this a	ррпсацоп					
44. 5 0							
11. Foul Sewage							
Please state how foul se	ewage is to be disposed of						
	_	e treatment plant		Unknown			
		·					
Septic tank	Cess p	t		Other			
Are you proposing to con	nnect to the existing draina	ge system?		No 🔘 Unknown			
•							
12. Assessment of F	Flood Risk						
La de la cida contre la compania	at viale of the ordinary (Dates		sanada Elaad Mari	alla accidente			
	at risk of flooding? (Refer consult Environment Ager						
requirements for informa		, ,		,	Yes	No	
If Yes, you will need to so	ubmit an appropriate flood	risk assessment to co	nsider the risk to th	e proposed site.			
Is your proposal within 20	0 metres of a watercourse	(e.g. river, stream or b	peck)?		Yes	No	
Will the proposal increas	e the flood risk elsewhere'				Yes	No	
How will surface water b	e disposed of?						
Sustainable drainag	_	Main sewer		☐ Pond/lake			
_			00				
Soakaway	_	Existing watercours	se				

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. They are investigated to be affected by your proposals of the proposed investigation of the following being affected adversely or conserved and enhanced within the application site. a) Protected and priority species Yes, on the development site No 14. Existing Use Please describe the current use of the site: The building is currently avacant, with an area of the ground floor recently used as a dentistic (Class D1) (due to vacats 5th June 2018) and a small who offices above. Is the site currently vacant? Yes No Does the proposal involve any of the following? If yes, you will need to submit an appropriative contamination assessment with your application. Land where contamination is suspected for all or part of the site? Are there trees or hedges on the proposed development site? Are there trees or hedges on the proposed development site? Are there trees or hedges on the proposed development site? Are there trees or hedges on the proposed develo	13. Biodiversity and Geological Conservation													
important blodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposels. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the epipication site: a) Protected and priority species Yes, on the development site Yes, on land adjacent to or near the proposed development No Di Designated sites, important habitats or other biodiversity features Yes, on the development site 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: The building is currently part vacant, with an area of the ground floor recently used as a dentist (Class D1) (due to vacate 5th June 2018) and a small snack but raide (Class A1) (now vacant), with office accommodation on floors one to five and the lower ground floor previously used as uncillarly space in offices above. Is the site currently vacant? Yes No Does the proposel involve any of the following? If yes, you will need to automit an appropriate contamination assessment with your application. Land which is known to be contaminated? Yes No A proposed use that would be particularly vulnerable to the prosence of contamination? Yes No Andror. Are there trees or hedges on land adjacent to the proposed development site that could influence the evelopment of the above, you may need by provide a full free Survey, at the discretion of your local planning authority should make lear on its webst what the survey should contain, an accordance with the current BSS837. Trees in relation to design, demolibrion and construction - Recommendations. 17. Residential Units Does your proposal involve the pean or loss of residential units? Yes No	To posite in anomarina the	fallausia	a. aa.4:					information on			اميانا ماط	الدام ما ا		
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Market Housing - Proposed Market Housing - Existing	Does your proposal include the gain or loss of residential units?													
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ive-Work Units					Live-Work Units				
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oposed Market Housing To	otal				Existing Market Housing Total				
ocial Rented Housing - P	roposed				Social Rented Housing - Existing	g			
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18. All Types of Development: Non-residential Flo	oorspace						
Use Class/type of use	Existing gross internal floorspace (square metres)	floorspa lost by d use or d	Gross internal floorspace to be lost by change of use or demolition (square metres)		ace ding flose)	Net additio gross inter corspace foll developme (square met	nal lowing ent
A1 - Shops Net Tradable Area	31		0			13	
B1 (a) - Office (other than A2)	0	0		219	219		
D1 - Non-residential institutions	232	2	232	0		-232	
Total	263	2	232	232		0	
For hotels, residential institutions and hostels, please additional	ally indicate the loss of	or gain of ro	ooms.				
Use Class/types of use	Existing rooms to change of use or c	be lost by	Total roo	ms proposed changes of use)	Net a	dditional roo	ms
19. Employment							
No Employment details were submitted for this application							
00 II							
20. Hours of Opening							
If known, please state the hours of opening (e.g. 15:30) for each	ch non-residential use	e proposed:	:				
Use Monday to Friday	Saturday			ay and Bank Holid	days	Not Kn	nown
Start Time End Time Sta	art Time End	I Time	Start T	ime End	Time	NOT KI	IOWII
A1						~]
21. Site Area							
What is the site area? 1,741.00 sq.1	metres						
22. Industrial or Commercial Processes and Mac	hinery						
Please describe the activities and processes which would be c Please include the type of machinery which may be installed o		and the en	d products ir	ncluding plant, ver	ntilation or	r air condition	ning.
N/A							
Is the proposal for a waste management development?	0	Yes 💩 I	No				
If this is a landfill application you will need to provide further inf make clear what information it requires on its website.	formation before your	application	n can be dete	ermined. Your was	ste planni	ng authority	should
23. Hazardous Substances							
Is any hazardous waste involved in the proposal?	0	Yes 💿 I	No				
A. Toxic substances				Amount	held on s	ite	
							Tonne(s)
B. Highly reactive/explosive substances				Amount	held on s	ite	
2)						•	Tonne(s)
							1 '

3. Hazardous Substances					
C. Flammable substances (unles	s specifically named in parts A and B)		A	mount held on site	
					Tonne(s)
4. Site Visit					
Can the site be seen from a public re	oad, public footpath, bridleway or other public land?		○ Yes ●	No	
f the planning authority needs to ma	ake an appointment to carry out a site visit, whom sh	ould they cont	act? (Please se	elect only one)	
The agent The applica	nt Other person				
5. Certificates (Certificate A					
certify/The applicant certifies that on the reehold interest or leasehold interest with	Certificate of Ownership - Cert ntry Planning (Development Management Procedure) (I e day 21 days before the date of this application nobody ex th at least 7 years left to run) of any part of the land to whic iding ("agricultural holding" has the meaning given by refer	England) Order cept myself/the and the application	applicant was the relates, and that	owner (owner is a person with none of the land to which the	application
Title: Mr First name:	Nick	Surname:	Jenkins		
Person role: AGEN	T Declaration date:	23/0	5/2018	✓ Declaration	made
Irawings and additional information.	ission/consent as described in this form and the acc I/we confirm that, to the best of my/our knowledge, given are the genuine opinions of the person(s) givir	any facts state		Date 23/05/2018	