

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 a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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. Site Address

Number	<input type="text" value="156"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="West End Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 1UF"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="525561"/>
Northing (y)	<input type="text" value="184867"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="A2Dominion Developments Limited"/>
Company name	<input type="text" value="A2Dominion Developments Limited"/>
Address line 1	<input type="text" value="The Point"/>
Address line 2	<input type="text" value="37 North Wharf Road"/>
Address line 3	<input type="text" value="Paddington"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="W2 1BD"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Julie"/>
Surname	<input type="text" value="McLaughlin"/>
Company name	<input type="text" value="WYG"/>
Address line 1	<input type="text" value="11th Floor, 1 Angel Court"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="EC2R 7HJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Yes, building and other operations to implement planning permission 2015/6455/P for the "Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of 08 accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping", namely:

Phases 1 and 2 include enabling works, including service disconnections, erection of hoardings and weather protection to secure the site, removal of any identified asbestos containing materials prior to demolition works, ground investigation works, the installation of air quality monitors and soft strip; the demolition of structures (as outlined within the Demolition Outline Pack prepared by CGL Architects) down to ground slab level; removal of ground slabs and hard standings as required and clearance of all associated debris to licensed disposal / recycling sites. Phase 3 will include enabling works, further ground investigation works, demolition of the remaining structures, further slab and foundation removal, piling, FRC to lift pits and cores; concrete frame to the three blocks; envelope works and works to flats; and construction of new access road to the north of the site (off West End Lane), accessible parking spaces and associated facilities on site.

Please refer to approved plans (June 2017).

4. Description of Proposal

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Comprehensive redevelopment of the site to provide 164 self-contained residential dwellings, flexible non-residential use at ground floor, employment floorspace at ground and first floor, a community meeting space at ground floor, new vehicular access to the north of the site, accessible parking spaces, a new public open space, widening of Potteries Path, and associated cycle parking and landscaping.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Council offices - use ceased in 2013.
Travis Perkins Builder's Merchant - use ceased on 10th January 2020.

Has the proposal been started?

Yes No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Lawful by reason of implementation of Planning Permissions dated:
22nd November 1974 (CTP/G5/3/A/19490): Erection of a five storey building comprising offices, showroom and warehouse and the construction of a means of access to the highway and a retaining wall adjacent to the railway;
6th June 1975 (CTP/G5/3/A/20663): Erection of single-storey storage shed;
21st September 1979 (CTP/G5/3/A/23241): Erection of a single storey building for use as a timber store; and
6th March 2001(PWX0102029): Re-modelling of ground floor and associated external alterations.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning Permission, dated 23rd June 2017 (2015/6455/P)
Signed S106 Agreement, dated 23rd June 2017
Approved Plans (June 2017)
Phases 1 and 2 Demolition Outline Pack prepared by CGL Architects, dated 4th December 2019
Pre-demolition Audit and Site Waste Management Plan
Demolition Contract dated 20th December 2019
HSE Notification Form dated 20th December 2019
S106 Payments - Discharge Notice (14th February 2020)
Approval of Detail pursuant to Condition 26a of 2015/6455/P (Approved 20th February 2020)
Demolition Management Plan and S106 Discharge Notice (Approved 24th February 2020)
Employment, Skills & Supply Plan and S106 Discharge Notice (Approved 27th February 2020)

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Other

Other

B1 and sui generis

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Other

Other

A1, A2, A3, B1, C3, D1 and D2

Is the proposed operation or use

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A LDC should be granted as the specific works identified in the supporting documentary evidence constitute works specifically permitted and envisaged within the scope of the development permitted, subject to compliance with the relevant conditions, pursuant to planning permission 2015/6455/P.

6. 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?

6. Site Visit

- The agent
- The applicant
- Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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 (cannot be pre-application)

05/03/2020