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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. Site Address

| | |
|----------------|--|
| Number | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Land surrounding Snowman House and Casterbridge"/> |
| Address line 2 | <input type="text" value="Belsize Road"/> |
| Address line 3 | <input type="text" value="Camden"/> |
| Town/city | <input type="text" value="London"/> |
| Postcode | <input type="text" value="NW6 4DP"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="525861"/> |
| Northing (y) | <input type="text" value="183967"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text" value="Ms."/> |
| First name | <input type="text" value="Karen"/> |
| Surname | <input type="text" value="Honey"/> |
| Company name | <input type="text" value="London Borough of Camden"/> |
| Address line 1 | <input type="text" value="c/o agent"/> |
| Address line 2 | <input type="text" value="c/o agent"/> |
| Address line 3 | <input type="text" value="c/o agent"/> |
| Town/city | <input type="text" value="c/o agent"/> |
| Country | <input type="text" value="c/o agent"/> |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Laura

Surname

Morris

Company name

CBRE Ltd

Address line 1

Henrietta House

Address line 2

Henrietta Place

Address line 3

Town/city

London

Country

Postcode

W1G 0NB

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

1.09

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking

Has the work or change of use already started?

☐ Yes

☒ No

6. Existing Use

Please describe the current use of the site

The site consists of two residential towers, Snowman House and Casterbridge, the land surrounding Snowman House and Casterbridge which comprises private and public open space and a 43-space residential car park for the two existing buildings. The eastern portion of the site is designated as Abbey Road Private Open Space.

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

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

| | |
|--|---|
| Walls | |
| Description of existing materials and finishes (optional): | Please see the Design and Access Statement and plans prepared by AHR Architects for full details. |
| Description of proposed materials and finishes: | Please see the Design and Access Statement and plans prepared by AHR Architects for full details. |

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see the Design and Access Statement and plans prepared by AHR Architects for full details.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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 their reference numbers

Please refer to the plans prepared by AHR Architects and Fabrik for full details.

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-------------------|---------------------------|--|----------------------|
| Cars | 42 | 34 | -8 |
| Disability spaces | 1 | 1 | 0 |
| Cycle spaces | 38 | 70 | 32 |

10. 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'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a 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

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

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. Please state the plan(s)/drawing(s) references.

Please refer to the Flood Risk Assessment and Sustainable urban Drainage Strategy and plan prepared by Stantec.

14. 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 refer to the plans and Design and Access Statement prepared by AHR and the Delivery and Servicing Management Plan prepared by Stantec.

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

☒ Yes ☐ No

If Yes, please provide details:

Please refer to the plans and Design and Access Statement prepared by AHR and the Delivery and Servicing Management Plan prepared by Stantec.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☒ Yes ☐ No

Please add details of the use classes and floorspace:

17. All Types of Development: Non-Residential Floorspace

| Use Class | 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) |
|--|--|---|---|--|
| D1 - Non-residential institutions | 0 | 0 | 1858.7 | 1858.7 |
| Other Link bridge between Phases 2 and 3 | 84 | 84 | 0 | -84 |
| Total | 84 | 84 | 1858.7 | 1774.7 |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

| | |
|----------------------------|-----------------------------------|
| Full-time | <input type="text" value="0"/> |
| Part-time | <input type="text" value="0"/> |
| Total full-time equivalent | <input type="text" value="0.00"/> |

Proposed Employees

If known, please complete the following information regarding proposed employees:

| | |
|----------------------------|---------------------------------|
| Full-time | <input type="text" value="34"/> |
| Part-time | <input type="text" value="9"/> |
| Total full-time equivalent | <input type="text"/> |

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Unknown |
|-----------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------|
| D1 - Non-residential institutions | Start Time: 08:00 End Time: 20:00 | Start Time: 08:00 End Time: 20:00 | Start Time: 08:00 End Time: 20:00 | |

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

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 it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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?

- ☒ The agent
☐ The applicant
☐ Other person

23. 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 | <input type="text" value="Mr."/> |
| First name | <input type="text"/> |
| Surname | <input type="text"/> |
| Reference | <input type="text"/> |

Date (Must be pre-application submission)

Details of the pre-application advice received

24. 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?

If yes, please provide details of their name, role, and how they are related:

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

25. Ownership Certificates and Agricultural Land Declaration

Owner/Agricultural Tenant

| | |
|-----------------------------------|---|
| Name of Owner/Agricultural Tenant | |
| Number | |
| Suffix | |
| House Name | Uploaded with Submission |
| Address line 1 | Residents of Snowman House and Casterbridge |
| Address line 2 | |
| Town/city | |
| Postcode | |
| Date notice served (DD/MM/YYYY) | 29/05/2020 |

| | |
|-----------------------------------|-----------------------------|
| Name of Owner/Agricultural Tenant | |
| Number | 5 |
| Suffix | |
| House Name | Principal Transport Planner |
| Address line 1 | Pancras Square |
| Address line 2 | |
| Town/city | London |
| Postcode | N1C 4AG |
| Date notice served (DD/MM/YYYY) | 29/05/2020 |

| | |
|-----------------------------------|----------------------|
| Name of Owner/Agricultural Tenant | |
| Number | 5 |
| Suffix | |
| House Name | Head of Green Spaces |
| Address line 1 | Pancras Square |
| Address line 2 | |
| Town/city | London |
| Postcode | N1C 4AG |
| Date notice served (DD/MM/YYYY) | 29/05/2020 |

25. Ownership Certificates and Agricultural Land Declaration

| | |
|-----------------------------------|-------------|
| Name of Owner/Agricultural Tenant | |
| Number | |
| Suffix | |
| House Name | Town Hall |
| Address line 1 | Judd Street |
| Address line 2 | |
| Town/city | London |
| Postcode | WC1H 9LP |
| Date notice served (DD/MM/YYYY) | 29/05/2020 |

| | |
|-----------------------------------|------------|
| Name of Owner/Agricultural Tenant | |
| Number | 260 |
| Suffix | |
| House Name | |
| Address line 1 | Bath Road |
| Address line 2 | Slough |
| Town/city | Berkshire |
| Postcode | SL1 4DX |
| Date notice served (DD/MM/YYYY) | 29/05/2020 |

Person role

☐ The applicant

☒ The agent

| | |
|-------------------------------|------------|
| Title | |
| First name | |
| Surname | CBRE Ltd. |
| Declaration date (DD/MM/YYYY) | 29/05/2020 |

☒ 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 (cannot be pre-application) | 29/05/2020 |
|----------------------------------|------------|