

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. Site Address	
Number	
Suffix	
Property name	20-22
Address line 1	Bedford Row
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1R 4EB
Description of site locat	ion must be completed if postcode is not known:
Easting (x)	530800
Northing (y)	181859
Description	

2. Applicant Details			
Title	Mr		
First name	Aoife		
Surname	McConaghy		
Company name	Hale Brown		
Address line 1	170 Kennington Lane		
Address line 2	1 Undershaft		
Address line 3			
Town/city	London		
Country	United Kingdom		

2	A			
∠.	АΡ	piica	int D	etails

• •	
Postcode	SE11 5DP
Are you an agent acting	g on behalf of the applicant?
Primary number	
Secondary number	
Fax number	
Email address	

🖲 Yes 🛛 🔾 No

# 3. Agent Details

Title	Mr	
First name	Matt	
Surname	Hale	
Company name	Hale Brown Architects	
Address line 1	Studio 1.04 Edinburgh House	
Address line 2	170 Kennington Lane	
Address line 3		
Town/city	London	
Country		
Postcode	SE11 5DP	
Primary number		
Secondary number		
Fax number		
Email		

4. Site Area				
What is the measureme (numeric characters on	ent of the site area? ly).	448.00		
Unit	Sq. metres			

## 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.

Proposal for the installation of replacement mechanical plant within the lower ground courtyard to the rear of 20-22 Bedford Row.

Has the work or change of use already started?

🔍 Yes 🛛 💿 No

6. Existing Use		
Please describe the current use of the site		
All 6no. floors, (ground, lower ground and 4no. upper floors) are office use.		
Is the site currently vacant?	Q Yes	No
Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination asse	ssment	with your application.
Land which is known to be contaminated	Q Yes	No
Land where contamination is suspected for all or part of the site	Q Yes	No
A proposed use that would be particularly vulnerable to the presence of contamination	Q Yes	No
7. Materials		
Does the proposed development require any materials to be used externally?	Q Yes	No
8. Pedestrian and Vehicle Access, Roads and Rights of Way		
Is a new or altered vehicular access proposed to or from the public highway?	Q Yes	No
Is a new or altered pedestrian access proposed to or from the public highway?	Q Yes	No
Are there any new public roads to be provided within the site?	Q Yes	No
Are there any new public rights of way to be provided within or adjacent to the site?	Q Yes	No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	Q Yes	No

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking Spaces?

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
Cycle spaces	8	8	0

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?	Q 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?	Q 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.)

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

11. Assessment of Flood Risk		
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?	Q Yes	No
Will the proposal increase the flood risk elsewhere?	Q 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	annlicati	on site, or on land adjacent to

is there a reasonable likelihood of the following being affected adversely of	r conserved and ennanced 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

Q Yes, on land adjacent to or near the proposed development

🖲 No

b) Designated sites, important habitats or other biodiversity features:

Q Yes, on the development site

Q Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance:

Yes, on the development site

Q 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

14. Waste Storage and Collection		
Do the plans incorporate areas to store and aid the collection of waste?	Q Yes	🖲 No
Have arrangements been made for the separate storage and collection of recyclable waste?	Yes	No

Dest the proposal involve the need to dispose of trade effluents on trade vasiet? Yes a No     18. Residential/Dwelling Units   Prese not:: This question has been updated to include the latest information requirements specified by government.   Applications cranabed bolics 2 stay 2020 will not have been apdated, please reachine 'rieb' to see details of how to vorbaround this issue.   Does your proposal include the gain, loss or change of use of non-residential floorspace?   Does your proposal include the gain or change of use of non-residential floorspace?   Does your proposal involve the use, gain or change of use of non-residential floorspace?   Prese are stating employee on the site or will the proposed development increase or discrease the number of or Yes a No   19. Hours of Opening   Are there are vasiating employees on the site or will the proposed development increase or discrease the number of or Yes a No   20. Industrial or Commercial Processes and Machinery   Does the proposal incode the carrying out of industrial or commercial activities and processes?   Yes a wood   21. Hazardous Substances   Does the proposal incode the use or stonge of any hazardous substances?   Yes a wood   21. Hazardous Substances   Does the proposal incode the use or stonge of any hazardous substances?   Yes a wood   21. Hazardous Substances   Does the proposal incode the use or stonge of any hazardous substances?   Yes a wood   21. Hazardous Substances   Does the proposal incode the use or stonge of any hazardous substances?   Yes a wood   21. Hazardous S	15. Trade Effluent		
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<ul> <li>The applicant</li> <li>Other person</li> </ul> 23. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? <ul> <li>Yes ● No</li> </ul> 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following: <ul> <li>(a) a member of staff</li> <li>(b) an elected member</li> <li>(c) related to a member of staff</li> </ul>			
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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	The assistance of prior advice been sought from the local additionty about this application?	U Yes	INO INO
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	24. Authority Employee/Member		
(b) an elected member (c) related to a member of staff	With respect to the Authority, is the applicant and/or agent one of the following:		
	(b) an elected member		

## 24. Authority Employee/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?

#### 25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

 

 Person role

 The applicant

 The agent

 Title

 Ms

 First name

 Aoife

 Surname

 McConaghy

 Declaration date (DD/MM/YYYY)

 12/08/2020

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.