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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Outline Planning Permission With Some Matters Reserved. 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" value="Network Building"/>
Address line 1	<input type="text" value="95-100 Tottenham Court Road and 76-80 Whitfield Street) and 88 Whitfield Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="W1T 4TW"/>

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

Easting (x)	<input type="text" value="529379"/>
Northing (y)	<input type="text" value="182024"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Refer to company name"/>
Company name	<input type="text" value="Derwent Valley Property Developments Limited & LMS Offices"/>
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="London"/>
Country	<input type="text" value="United Kingdom"/>

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

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Demolition of the existing building and construction of a new building to provide for a maximum of 17275 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application (with details of layout and appearance reserved).

Has the work already been started without planning permission?

Yes No

5. Site Area

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

0.22

Unit

Hectares

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

NGL644850

Title Number

NGL778069

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0060-6994-0313-1130-1020

Public/Private Ownership

What is the current ownership status of the site?

Public Private Mixed

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	Network Building
Maximum height (Metres)	32.28
Number of storeys	10

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Entire Development	November	2022	February	2025

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

Please enter the company name

Derwent Valley Property Developments Limited

Is the lead developer a registered company in the UK?

- Yes
 Registered in another country
 No

Please provide registered company number (at Companies House)

01819699

12. Existing Use

Please describe the current use of the site

Office and 7 residential apartments

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

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

13. Existing and Proposed Uses

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
B1(a) - Office (other than A2)	7085	0	10190
A1 - Shops	1156	635	521
C3 - Dwellinghouses	844	844	0
Total	9085	1479	10711

14. 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

Refer to Transport Assessment and Application Drawings

15. 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 the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	35	7	-28

16. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

17. 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):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

17. Materials

Roof	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Windows	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

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

Refer to Cover Letter Prepared by DP9 Ltd

18. 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 Surface Water Drainage Statement prepared by Elliot Wood

19. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

55

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

20. 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

20. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

21. 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'.

22. 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:

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

23. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes No

Please 'Add' details for each area of open space that is being lost, gained or having its use changed using the button below. You will need to complete all the fields in the popup box.

23. Open and Protected Space

Loss/Gain/Change	Open Space Designation	Open Space Type	Area	Units	Access Type	Description	Will Land Swap apply?
Loss	Other	Non Residential	347	Sq. metres	Unrestricted	Stopping up and increase of building footprint on of Cypress Place	Yes
Gain	Other	Non Residential	108	Sq. metres	Unrestricted	Removal of existing building basement vents on existing pavement along Howland / Whitfield Streets	No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

24. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	7	Market for Rent	120	3	2						

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Total residential GIA (Gross Internal Floor Area) lost

840

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

27. Other Residential Accommodation

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Utilities

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

2

Fire safety

Is a fire suppression system proposed?

Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

20

Mobile networks

Has consultation with mobile network operators been carried out?

Yes No

29. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Will the proposal provide any heat pumps?

Yes No

Total Installed Capacity (Megawatts)

4

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Total Installed Capacity (Megawatts)

3

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

31

Particulate matter (PM) total annual emissions (Kilograms)

453

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

686.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.22

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

29. Environmental Impacts

Percentage of demolition/construction material to be reused/recycled

30. 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

Part-time

Total full-time equivalent

Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

31. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

Please add details of the use classes and hours of opening for each non-residential use proposed (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other E Class a & b	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

32. 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

33. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

34. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

35. 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

36. 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 (Must be pre-application submission)

Details of the pre-application advice received

37. 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?

38. 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.

Owner/Agricultural Tenant

38. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	1st Floor
Address line 2	50-51 Berwick Street
Town/city	London
Postcode	W1F 8SJ
Date notice served (DD/MM/YYYY)	25/11/2020

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Hudson's Place
Address line 2	50-51 Berwick Street
Town/city	London
Postcode	W1F 8SJ
Date notice served (DD/MM/YYYY)	25/11/2020

Name of Owner/Agricultural Tenant	
Number	5
Suffix	
House Name	
Address line 1	Pancras Square
Address line 2	Kings Cross
Town/city	London
Postcode	N1C 4AG
Date notice served (DD/MM/YYYY)	25/11/2020

Person role

- The applicant
 The agent

38. Ownership Certificates and Agricultural Land Declaration

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="DP9 Ltd"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="25/11/2020"/>

Declaration made

39. 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)