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

Application for approval of reserved matters following outline approval.
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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Network Building"/>
Address line 1	<input type="text" value="97-100 Tottenham Court Road, 76-80 Whitfield Street), 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 4TP"/>
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	<input type="text"/>
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2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Refer to Company Name"/>
Company name	<input type="text" value="Central London Commercial Estates 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	<input type="text" value="SW8 1SQ"/>
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Willcock"/>
Company name	<input type="text" value="DP9"/>
Address line 1	<input type="text" value="100 Pall Mall"/>
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="sw1y 5nq"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☐ Access
- ☒ Appearance
- ☐ Landscaping
- ☒ Layout
- ☐ Scale

Please provide a description of the approved development as shown on the decision letter

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).

Reference number	<input type="text" value="PP-09275545"/>
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Date of decision (date must be pre-application submission)

<input type="text" value="24/11/2020"/>

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment

4. Development Description

impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Details of layout and appearance associated with the erection of a life science building (E Class) comprising one basement level, ground floor and seven upper floors and associated cycle parking, servicing and all necessary enabling works.

Has the work already started? ☐ Yes ☒ No

5. Site Area

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

Unit

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
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Title Number	NGL778069
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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)

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? ☐ Yes ☒ No
If the proposal does not include affordable housing, select '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	RM02
Maximum height (Metres)	32.38
Number of storeys	9

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

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)

02148266

12. 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.

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
C3 - Dwellinghouses	844	844	0
A1 - Shops	1156	635	521
Total	9085	1479	10711

13. 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.

13. Vehicle Parking

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

14. Electric vehicle charging points

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

15. 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.

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 footprint on Cypress place	Yes
Change Of Use	Other	Non Residential	108	Sq. metres	Unrestricted	Removal of existing building basement vents on existing pavement along Howland and Whitfield Street	No

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

16. 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

17. 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.

17. Residential Units

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	3	Market for Rent	120	3	2						
Flat, Apartment or Maisonette	4	Market for Rent	121	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

844

18. 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

19. 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

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

0

20. 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

21. Utilities

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

0

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

21. Utilities

Has consultation with mobile network operators been carried out? ☒ Yes ☐ No

22. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ☒ Yes ☐ No

Total Installed Capacity (Megawatts) 40

Heat pumps

Will the proposal provide any heat pumps? ☒ Yes ☐ No

Solar energy

Does the proposal include solar energy of any kind? ☒ Yes ☐ No

Total Installed Capacity (Megawatts) 40

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) 683.00

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

Percentage of demolition/construction material to be reused/recycled 95

23. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Refer to cover letter and Planning Statement prepared by DP9

Please list all drawing numbers submitted with this application for approval

Refer to cover letter and Planning Statement prepared by DP9

If applicable, please state the reasons for any changes to the original drawings

Refer to cover letter and Planning Statement prepared by DP9

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

24. Site Visit

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

25. 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

26. 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?

27. 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)