

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.

1. Site Address

Number

Suffix

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.

Property name	40-42	
Address line 1	Mill Lane	
Address line 2		
Address line 3		
Town/city	London	
Postcode	NW6 1NR	
Description of site loca	tion must be completed if postcode is not known:	
Easting (x)	524827	
Northing (y)	185105	
Description		
2. Applicant Deta	ils	
Title		
	Mr	
First name	Mr Mark	
First name Surname		
	Mark	
Surname	Mark	
Surname Company name	Mark Reynolds	
Surname Company name Address line 1	Mark Reynolds 15 Burlington Park House	
Surname Company name Address line 1 Address line 2 Address line 3	Mark Reynolds 15 Burlington Park House Dennis Lane	
Surname Company name Address line 1 Address line 2	Mark Reynolds 15 Burlington Park House Dennis Lane Stanmore	
Surname Company name Address line 1 Address line 2 Address line 3 Town/city	Mark Reynolds 15 Burlington Park House Dennis Lane Stanmore Middlesex	erence: PP-09304425

2. Applicant Detai	ls		
Postcode	HA7 4LA	1	
Are you an agent acting	g on beha	If of the applicant?	
Primary number			
Secondary number			
Fax number			
Email address			
2 Ament Dataila			
3. Agent Details Title	Mr		
First name	Ming		
Surname	Ko		
Company name	Ko Archi	tarte	
Address line 1		B Network Business Centre	
Address line 2	329-339	Putney Bridge Road	
Address line 3			
Town/city	London		
Country	United K	ingdom	
Postcode	SW15 2	PG	
Primary number			
Secondary number			
Fax number			
Email			
4. Site Area			
What is the measurement	ent of the	site area? 298.00	
(numeric characters on Unit	Sq. metr	es	
5. Site Information	n		
Title number(s)	aber(s) for	the existing huilding(s) on the site. If the site h	as no title numbers, please enter "Unregistered"
	1061(3) 101		as no title numbers, piease enter onregistered
Title Number		NGL975550	
Energy Performance (Certificate	9	
Do any of the buildings	on the ap	oplication site have an Energy Performance Ce	rtificate (EPC)?
Public/Private Owners	ship		

What is the current ownership sta	atus of the site?		Publi	c
6. Description of the Prop				
		ment or works including any change of use.		
If you are applying for Technical I below.	Details Consen	t on a site that has been granted Permission In Principle, please include	the releva	ant details in the description
-2 additional self-contained reside -The improvement works to the e -The limited external works are to quality window openings & windo	xisting pub faci the existing si	lities; including provision of a community room and levelling access to a de elevation fronting Ravenshaw Street, comprising replacement of exis	II the toilet	facilities. ws and creation of new
Has the work or change of use al	ready started?		Yes	⊚ No
7. Further information ab	out the Pro	nosed Development		
		•		
Are the proposals eligible for the	'Fast Track Ro	ute' based on the affordable housing threshold and other criteria?	Yes	No No
Do the proposals cover the whole	e existing buildi	ng(s)?	Yes	No No
Where proposals only affect part((s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floo	r')	
Rear Ground and Rear Lower Gr	ound Floor			
Current lead Registered Social	Landlord (RSI	-)		
If the proposal includes affordable of the proposal does not include a	e housing, has iffordable hous	a Registered Social Landlord been confirmed?		● No
Details of building(s)				
Please add details for each new s in height as part of the proposal.	eparate buildin	g(s) being proposed (all fields must be completed). Please only include	existing bu	uilding(s) if they are increasing
Building reference	No.40-42			
Maximum height (Metres)	15.4			
Number of storeys	5			
Laca of wandon land				
Loss of garden land				
Will the proposal result in the loss	s of any resider	itial garden land?	Yes	No
Projected cost of works	al cost of the	Ho to C2m		
Please provide the estimated tota proposal	ar cost or the	Up to £2m		
8. Vacant Building Credit				
Does the proposed development	qualify for the	vacant building credit?		No
9. Superseded consents				
Does this proposal supersede an	y existing cons	ent(s)?	Yes	No
10. Development Dates				
		ompletion dates for all phases of the proposed development. single phase, state in the 'Phase Detail' that it covers the 'Entire Develo	pment'.	

5. Site Information

Does the scheme have a name? Does the scheme have a name? Personal developer been assigned? 12. Existing Use Please describe the current use of the site Pub 13. Existing use Ploopset 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 A proposed use that would be particularly vulnerable to the presence of contamination A proposed use that would be particularly vulnerable to the presence of contamination 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 any proposed new uses should also be added. Use Class Existing gross Internal floor area (square metres) (square metres) 4.4. Defining establishments 4.65.7 9.5 0 3. Dwellinghouses 0 0 9. 95 Total 14. Materials Does the proposed development require any materials to be used externally? Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each mater) Walls Description of existing materials and finishes (optional): Brick						
11. Scheme and Developer Information Scheme Name Developer Information Has a lead developer been assigned? 12. Existing Use Please describe the current use of the site Pub Is the site currently vacant? 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 Land where contamination is suspected for all or part of the site A proposed use that would be particularly vulnerable to the presence of contamination 13. Existing and Proposed Uses Please and 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 supproposed new uses should also be added. Is the Class Existing gross internal floor area (square metres) Use Class Existing gross internal floor area area for the contamination area lost including change of use (square metres) Land Which is the contamination area and the proposed development. Details of the floor area are lost including change of use (square metres) Use Class Existing gross internal floor area are lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use (square metres) Use Class Existing gross internal floor area area lost including change of use of	Phase Detail	Commencement Month	Commencement Year	Completion Mo	nth Co	ompletion Year
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1	4. Materials						
	Windows						
	Description of existing materials and finishes (optional):	Painted Timber					
	Description of proposed materials and finishes:	Painted Timber					
	Doors						
	Description of existing materials and finishes (optional):	Painted Timber					
	Description of proposed materials and finishes:	Painted Timber					
A	Are you supplying additional information on submitted plans, drawings or a desig	n and access statement?	Yes	□ No			
1	f Yes, please state references for the plans, drawings and/or design and access	statement					
	480-G01 to G04 Existing Elevations, Ground and Lower Ground Floor Plans 480-G11 to G14 Proposed Elevations, Ground and Lower Ground Floor Plans Design and Access and Planning Statement Daylight and Sunlight Assessment						
_							
1	5. Pedestrian and Vehicle Access, Roads and Rights of Way	1					
ı	s a new or altered vehicular access proposed to or from the public highway?			No No			
ı	s a new or altered pedestrian access proposed to or from the public highway?			⊚ No			
ļ	Are there any new public roads to be provided within the site?			No No			
1	Are there any new public rights of way to be provided within or adjacent to the sit	e?		No			
Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ○ No							
1	6. Vehicle Parking						
	Does the site have any existing vehicle/cycle parking spaces or will the proposed	development add/remove any parking		No			
	spaces?						
1	7. Electric vehicle charging points						
	Do the proposals include electric vehicle charging points and/or hydrogen refuelli	ng facilities?	○ Yes	No			
			- 100				
1	8. Trees and Hedges						
ļ	Are there trees or hedges on the proposed development site?		Yes	No No			
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the Yes No							
	development or might be important as part of the local landscape character? 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						
re W	equired, this and the accompanying plan should be submitted alongside ye website what the survey should contain, in accordance with the current 'BS Recommendations'.	our application. Your local planning a	uthority :	should make clear on its			
1	9. Assessment of Flood Risk						
	s the site within an area at risk of flooding? (Check the location on the Government)	ent's Flood map for planning. You	○ Yes	No			
5	should also refer to national standing advice and your local planning authority rec necessary.)	quirements for information as	₩ 162	₩ NO			
lf	Yes, you will need to submit a Flood Risk Assessment to consider the risk	to the proposed site.					

19. Assessment of Flood Risk		
ls your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?		No
Will the proposal increase the flood risk elsewhere?		No
How will surface water be disposed of?		
Sustainable drainage system		
Existing water course		
Soakaway		
✓ Main sewer		
□ Pond/lake		
20. Biodiversity and Geological Conservation		
s there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the a or near the application site?	oplicatio	on site, or on land adjacent to
To assist in answering this question correctly, please refer to the help text which provides guidance on determining pological conservation features may be present or nearby; and whether they are likely to be affected by the prop	ng if any osals.	important biodiversity or
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 		
21. Open and Protected Space		
Will the proposed development result in the loss, gain or change of use of any open space?		No
Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?		No No
22. 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

23. Water Management												
Please state the expected percen reduction of surface water discha 100-year rainfall event) from the p	rge (for a	1 in	0									
Are Green Sustainable Drainage	Systems	(SuD	S) incorporated into the dra	ainage de	esign for th	e proposa	al?		☑ Yes	⊚ No		
Please state the expected interna water usage of the proposal (litres per day)	al resident s per pers	ial son	125.00									
Does the proposal include the ha	rvesting c	of rain	fall?						☑ Yes (. No		
Does the proposal include re-use	of grey w	ater?							□ Yes (. No		
24. Trade Effluent												
Does the proposal involve the nec	ed to disp	ose o	f trade effluents or trade w	aste?					☑ Yes	● No		
25. Residential Units												
Does this proposal involve the los (including those being rebuilt)?	ss or repla	aceme	ent of any self-contained re	sidential	units or st	udent acc	ommoda	ion	☐ Yes	. No		
Does this proposal involve the adbeing rebuilty?	ldition of a	any se	elf-contained residential un	its or stu	dent accor	nmodation	n (includir	g those	Yes	⊇ No		
Residential Units to be added												
Please provide details for each se	parate typ	oe an	d specification of residentia	al unit be	ing provide	ed.						
Units Gained												
Unit type	Units	Ten	ure	GIA	Habita ble rooms	Bedroo ms	M4(2)	M4(3)(2a)	M4(3)(2b)	Shelter ed Accom modati on	Older Person s Housin g	Garden Land
Flat, Apartment or Maisonette	1	Marl	ket for Sale	51	2	1	Yes					
Flat, Apartment or Maisonette	1	Marl	ket for Sale	44	2	1	Yes					
Please add details for every unit o	of commu	nal sp	ace to be added									
Who will be the provider of the prunit(s)?	oposed		Private									
Total number of residential units proposed			2									
Total residential GIA (Gross Interaction Area) gained	95											
26. Non-Permanent Dwell Please add details of any non-per pitches/plots or houseboat moorin	manent d	wellin is pro	gs (if used as main resider posal seeks to add or rem	nce e.g. (ove	caravans,	mobile ho	mes, con	verted rail	way carria	ages, etc	.), travelle	er

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

27. Other Residential Accommodation	on		
Older persons care home accommodation - Residential care homes (Use Class C2)	0		
Older persons supported and specialised accommodation - Hostel (Sui Generis Use)	0		
accommodation Troctor (Sai Scholle Sco)			
28. Waste and recycling provision			
Does every unit in this proposal (residential and dry recycling, food waste and residual waste?	non-residential) have dedicated internal and external storage space for	Yes	○ No
29. Utilities			
Nater and gas connections			
Number of new water connections required	2		
Number of new gas connections required	2		
Fire safety			
Is a fire suppression system proposed?			No
nternet connections			
Number of residential units to be served by full fibre internet connections	2		
Number of non-residential units to be served by full fibre internet connections	0		
Mobile networks			
Has consultation with mobile network operators	been carried out?		No
30. Environmental Impacts			
Community energy			
Will the proposal provide any on-site community	-owned energy generation?		No
Heat pumps			
Will the proposal provide any heat pumps?			No
Solar energy			
Does the proposal include solar energy of any k	ind?		No
Passive cooling units			
Number of proposed residential units with passive cooling	0		
Emissions			
NOx total annual emissions (Kilograms)	0		
Particulate matter (PM) total annual emissions (Kilograms)	0		
Greenhouse gas emission reductions			
Will greenhouse gas emissions be reduced by a	level exceeding that specified by Part L of The Building Regulations?	Yes	ℚ No
Green Roof			
Proposed area of 'Green Roof' to be added (Square metres)	0.00		
Urban Greening Factor			
Please enter the Urban Greening Factor score	0.00		
Residential units with electrical heating			

Percentage of demolition/construction material to be reused/recycled 31. Employment Are there say existing employees on the site or will the proposed development increase or decrease the number of employees? 32. Hours of Opening Are Hours of Opening relevant to this proposal? 33. Industrial or Commercial Processes and Machinery Does this proposal involve the certrying out of industrial or commercial activities and processes? Yes No 18 the proposal involve the certrying out of industrial or commercial activities and processes? Yes No 18 the proposal involve the available interval to the proposal involve the available interval to the proposal involve the available interval to the proposal involve the use or storage of any hazardous substances? 34. Hazardous Substances Does the proposal involve the use or storage of any hazardous substances? Yes No 18 the planning authority needs to make an appointment to carry out a site visit, whom should they contact? The agent The agent The applicant of the planning authority needs to make an appointment to carry out a site visit, whom should they contact? The agent Th	30. Environmental Impacts			
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For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and	It is an important principle of decision-making that	at the process is open and transparent.		No
informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.	informed observer, having considered the facts,	eans related, by birth or otherwise, closely enough that a fair-minded and would conclude that there was bias on the part of the decision-maker in		
Do any of the above statements apply?	Do any of the above statements apply?			
38. Ownership Certificates and Agricultural Land Declaration	38. Ownership Certificates and Agric	cultural 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 part of the land or bui holding**	certifies that on the day 21 days before the date of t lding to which the application relates, and that none	nis application nobody except myself/the applicant was the owner* of any of the land to which the application relates is, or is part of, an agricultural					
	* '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.						
	gn Certificate B, C or D, as appropriate, if you are the in agricultural holding.	sole owner of the land or building to which the application relates but the					
Person role							
The applicant							
☐ The agent							
Title	Mr						
First name	М						
Surname	Reynolds						
Declaration date (DD/MM/YYYY)	30/11/2020						
☑ Declaration made							
39. Declaration							
		the accompanying plans/drawings and additional information. I/we confirm d any opinions given are the genuine opinions of the person(s) giving them.					
Date (cannot be pre- application)	30/11/2020						

38. Ownership Certificates and Agricultural Land Declaration