

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 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" value="45"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="New Compton 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="WC2H 8DF"/>

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

Easting (x)	<input type="text" value="530014"/>
Northing (y)	<input type="text" value="181268"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="45NCS"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="45, New Compton Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

WC2H 8DF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

02074314500

Secondary number

Fax number

Email address

Daniel.leon@squarefeetarchitects.co.uk

3. Agent Details

Title

Mr

First name

Daniel

Surname

Leon

Company name

Square Feet Architects

Address line 1

95 Bell Street

Address line 2

Address line 3

Town/city

London

Country

United Kingdom

Postcode

NW1 6TL

Primary number

02074314500

Secondary number

Fax number

Email

studio@squarefeetarchitects.co.uk

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

Infill of existing undercroft carpark to create 5 new Class C3 flats (1x 2-bed; 4x 1-bed) and 104 sqm of Class B1 office space fronting New Compton Street; erection of single storey 2-bed Class C3 dwelling house on side open parking area; erection of single storey roof extension on main block to provide 3 new Class C3 flats (1x 3-bed; 2x 2-bed) including associated lift shaft extension to front elevation; installation of plant at ground floor and main roof levels.

Reference number

2018/1890/P

Date of decision (date must be pre-application submission)

03/04/2020

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

15 - Prior to the commencement of development, design details that demonstrate that the lift motor and associated equipment will achieve the following shall be submitted for approval by the Local Planning Authority:
a.) LOAEAL (green) noise levels for 'inside a bedroom' for night time as set out in Table B of Appendix 3 of the Camden Local Plan.
b.) 'vibration inside dwellings' standard for night time operation as set out in Table A of Appendix 3 of the Camden Local Plan.

Has the work already started? ☐ Yes ☒ No

5. Site Area

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

1060.00

Unit

Sq. metres

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	NGL258988
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

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	1
Maximum height (Metres)	18
Number of storeys	5

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
1	June	2021	June	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☒ Yes ☐ No

Please enter the scheme name

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

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.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

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)
C3 - Dwellinghouses	1800	0	661
B1(a) - Office (other than A2)	0	0	100
Total	1800	0	761

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.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	24	0	-24

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

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

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)

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

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

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained											
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	9	Market for Sale	73	3	2	Yes	Yes	Yes			

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

Who will be the provider of the proposed unit(s)?

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) gained

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

9

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

9

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

1

Mobile networks

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

Heat pumps

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

Total Installed Capacity (Megawatts)

0.00

Solar energy

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

Total Installed Capacity (Megawatts)

0.00

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

22. Environmental Impacts

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)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

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.

1720-L-001; 1720-L-010; 1720-L-011; 1720-L-016; 1720-L-019; 1720-L- 020; 1720-L-021; 1720-L-022; 1720-L-024; 1720-L-030; 1720-L-031; 1720-L-110H; 1720-L-111E; 1720-L-112C; 1720-L-116C; 1720-L-117E; 1720-L-119C; 1720-L- 120D; 1720-L-121A; 1720-L-122C; 1720-L-123A 1720-L-124A; 1720-L-130B; 1720-L- 131B; 1720-L-132A; 1720-L-150; Planning and Design & Access Statement (Rev A, July 2018); Internal Daylight Assessment (dated April 2018); Landscape Design Package (prepared by London Garden Designer, dated July 2018); Noise Impact Assessment (prepared by Venta Acoustic, dated 11 October 2018); Sustainability Statement (prepared by Planning for Sustainability, dated October 2018); Energy Statement (prepared by Planning for Sustainability, dated October 2018); Arboricultural Impact Assessment (prepared by Skerratt, dated 14.03.2018)

Please list all drawing numbers submitted with this application for approval

Venta Acoustics report 11.2.21

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

24. 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

25. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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)

04/03/2021