

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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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

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

### 2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

## 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. Site Area

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

Unit

## 5. 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"

### Energy Performance Certificate

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

Yes  No

## 5. Site Information

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

0060-9989-0347-2351-9090

### Public/Private Ownership

What is the current ownership status of the site?

Public  Private  Mixed

## 6. 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.

Planning consent is sought for the installation of plant equipment and external louvres relating to the CAT B fitout on the lower ground, ground, first, second and third floors at 28 Kirby Street. The existing office space has been refurbished to Cat A standard and is currently unoccupied. The proposal aims to reduce the external impact to a minimum by locating all necessary plant within the existing acoustic enclosure located on the south terrace of first floor and creating some new ventilation louvres on the side facades of the building.

The following is the proposed scope of works: New internal layout as per the proposed drawings; Provision of tea points on all levels; Installation/alteration and commissioning of all associated mechanical and electrical (M&E) services and plant to accommodate the new layout. Any required new plant will be installed within the acoustic enclosure located on the south terrace on first floor.

Has the work or change of use already started?

Yes  No

## 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	28-30 Kirby Street
Maximum height (Metres)	15
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

Up to £2m

## 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.

## 10. Development Dates

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
Single Phase	June	2021	September	2021

## 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

## 12. Existing Use

Please describe the current use of the site

Lower ground to third floor are currently empty office space fitted to Cat A standard. The part of second floor has approval for change of use to Investigatory Power Tribunal (Use Class F1). The works to fit out this space will be included with the main office fit out works.

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Office space - currently unoccupied

When did this use end  
(if known)?  
DD/MM/YYYY

**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.

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)
B1(a) - Office (other than A2)	0	0	0
OTHER Investigatory Power Tribunal (Use Class F1).	0	0	0
Total	0	0	0

## 14. 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):

Other Louvres	
Description of existing materials and finishes (optional):	Existing aluminium windows
Description of proposed materials and finishes:	1 bay of existing glazing per window bay at locations highlighted on elevatons to be replaced with powder coated aluminium louvres

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

66930-5376-HLN-XXX-EL-DR-A- 2100 - Proposed Elevations - North  
366930-5376-HLN-XXX-EL-RD-A- 2102 - Proposed Elevations - South  
28 Kirby Street - Planning Statement

## 15. 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

## 16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 17. Electric vehicle charging points

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

## 18. 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'.**

## 19. 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

## 19. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 20. 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

## 21. 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

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

0

### 23. Water Management

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

### 24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade 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

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

### 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

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

0

### 28. 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

### 29. Utilities

#### Water and gas connections

Number of new water connections required

0

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

## 29. Utilities

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

### Mobile networks

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

## 30. 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

### Solar energy

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

### Passive cooling units

Number of proposed residential units with passive cooling

### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

### 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)

### 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

## 31. 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



### 31. Employment

Part-time

Total full-time equivalent

200.00

### 32. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

### 33. 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**

### 34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

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

2020/5585/PRE

Date (Must be pre-application submission)

24/03/2021

Details of the pre-application advice received

The following text has been extracted from the Pre-Application advice letter:

The proposed drawings show the windows at lower ground, ground, first, second and third floor to the west, south and north elevation to be covered in louvers; however, no details about the actual material, colour and appearance has been provided. Based on the information provided the installation of louvers would be acceptable in principle, given they would be obscured from wider public viewpoints. You are advised that in the event of a future planning application, detailed information and specifications should be provided.

With regards to the privacy film to the ground floor east elevation, this would not require planning permission; however, you are advised that half obscure glazed windows would be more appropriate given the impact on the streetscene of the front elevation of the building.

Regarding the plant enclosure at first floor level, this is not represented in the proposed elevations, nor sections. If this is an existing structure it should be represented in all drawings, and evident in any subsequent planning application.

### 36. Pre-application Advice

#### Amenity

There are residential properties within close proximity of the application site, especially to the north at St. Cross Street, as well as the upper floors of the application site and therefore impact on their amenity should be considered. In terms of their position, location, and projection, it is not considered that the proposed louvers would cause harm to the neighbouring amenity.

The D&A as well as the first-floor plan indicates that the existing terrace on the south side of the building could potentially accommodate additional plant. In the event of a future planning application you will need to provide a Noise and Vibration assessment to demonstrate no harm would be caused to the neighbouring amenity in terms of noise and vibration. The assessment should also demonstrate that the proposed louvers and louver outlets would not result in harm to the neighbouring amenity, in terms of air quality, noise and odour.

In the event of a future planning application, public consultation would be undertaken and responses from neighbouring residents would be considered in the assessment of the scheme.

The council's pollution planning officer has been consulted and has stated that the proposed plant to be installed within an acoustic enclosure would be supported and recommends that any full application being made supported by an appropriate noise and vibration assessment. The assessment should consider the requirements of the new plant and provide additional mitigation measures if necessary.

### 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

Name of Owner/Agricultural Tenant	
Number	25
Suffix	
House Name	
Address line 1	Woronzow Road
Address line 2	St Johns Wood
Town/city	London
Postcode	NW8 6AY
Date notice served (DD/MM/YYYY)	04/03/2021

Person role

- The applicant
- The agent

Title

### 38. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Veale"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="04/03/2021"/>

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)	<input type="text" value="04/03/2021"/>
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