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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.

63

1. Site Address

Property name

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.

Address line 2 Address line 3 Cown/city London Costcode NW5 1AG escription of site location must be completed if postcode is not known: asting (x) 529010 Jescription Applicant Details ittle Cirst name Couranne Dace
Fown/city London Postcode NW5 1AG escription of site location must be completed if postcode is not known: Easting (x) S29010 Borthing (y) 185572 Applicant Details Fittle First name
Postcode NW5 1AG escription of site location must be completed if postcode is not known: Easting (x) 529010 Horthing (y) 185572 Pescription Applicant Details Fitte First name
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Surname Dace
Company name High Cross Estates Ltd
address line 1 22 Cannon Hill
address line 2
address line 3
Cown/city London
Country London Country

Title First name Paul Surname Lofthouse Company name Haines Phillips Architects Address line 1 Tankerton Works Address line 2 12 Argyle Walk Address line 3 Town/city London Country Postcode WC1H 8HA Primary number Fax number Email Email What is the measurement of the site area? 92.00 (numeric characters only). Site Area What is the measurement of the site area? Unit Sq. metres	2. Applicant Deta	ils					
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Title Number NGL84742 Energy Performance Certificate Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ○ No	Title number(s)						
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Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ● No	Title Number		NGL84742				
Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes	Energy Performance	Certificate)				
				ave an Energy Performance Ce	ertificate (EPC)?) Yes	No
				5, 1 2 2 2		03	

٧	What is the current ownership status of the site?						
l	. Description of the Prop						
II	Please describe details of the prof f you are applying for Technical elow.				le, please include the relevar	at details in the description	
lı	nternal and external alterations a	and extension	s to existing building to crea	te a conversion from 2 no. m	naisonettes to 4 no. flats		
ŀ	Has the work or change of use a	lready started	?		ℚ Yes	No	
7	7. Further information about the Proposed Development						
A	Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?						
_	Do the proposals cover the whole existing building(s)?						
С	urrent lead Registered Social	Landlord (R	SL)				
 1	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'.						
	etails 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	Existing					
	Maximum height (Metres)	10					
	Number of storeys	3					
L	Loss of garden land						
V	Will the proposal result in the loss of any residential garden land?						
Р	Projected cost of works						
	Please provide the estimated total proposal	al cost of the	Up to £2m				
_ _	Vecant Building Coadi						
	8. Vacant Building Credit Does the proposed development qualify for the vacant building credit? Oyes No						
_	Does the proposed development quality for the vacant building credit? ☐ Yes No						
9	9. Superseded consents						
	Does this proposal supersede any existing consent(s)? ☐ Yes ● No						
1	10. Development Dates						
P	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		September	2021	March	2022	
					ı		

5. Site Information

1. Scheme and Developer Information scheme Name					
Does the scheme have a name?			Yes	No	
Developer Information					
Has a lead developer been assigned?			Yes	No	
2. Existing Use					
Please describe the current use of the site					
2 no. maisonettes					
s the site currently vacant?			ℚ Yes	No	
oes the proposal involve any of the following? If Yes, you will need to subn	nit an a	ppropriate contaminat	ion assessment	with y	our application.
and which is known to be contaminated			Yes	No	
and 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 contamina	ation			No	
3. Existing and Proposed Uses					
lease add details of the Gross Internal Area (GIA) for all current uses and how th ny proposed new uses should also be added.	is will c	hange based on the pro	posed developme	nt. Det	tails of the floor area for
following changes to Use Classes on 1 September 2020: The list includes the novases. Also, the list does not include the newly introduced Use Classes E and F1-2 rompted. View further information on Use Classes. Multiple 'Other' options can be ontact our service desk to resolve this.	2. To pr	ovide details in relation	to these, select 'C	ther' a	nd specify the use where
Use Class		Existing gross internal floor area (square metres)	Gross internal fl area lost (includ by change of us (square metres)	ing e)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses		246	0		14
Total		246	0		14
				'	
4. Materials Does the proposed development require any materials to be used externally? Please provide a description of existing and proposed materials and finishes	s to be	used externally (includ	⊚ Yes ling type, colour		ame for each material):
Walls					
Description of existing materials and finishes (optional):	Facing	brickwork			
Description of proposed materials and finishes:	Facing	brickwork			
Roof					
Description of existing materials and finishes (optional):		le pitched roofs It flat roofs			
Description of proposed materials and finishes:		le pitched roofs It flat roofs			

14. 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					
Boundary treatments (e.g. fences, walls)					
Description of existing materials and finishes (optional):	Brickwork				
Description of proposed materials and finishes:	Brickwork				
Are you supplying additional information on submitted plans, drawings or a desig	n and access statement?	Yes	⊇ No		
If Yes, please state references for the plans, drawings and/or design and access	statement				
Design & Access Statement 4204-GA001, 002, 003, 004, 005, 006, 007, 008 4204-GA301, 302, 303, 304, 401, 501, 502 4204-GA801, 802, 803					
15. Pedestrian and Vehicle Access, Roads and Rights of Way	,				
Is a new or altered vehicular access proposed to or from the public highway?			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?		No No			
Are there any new public rights of way to be provided within or adjacent to the sit		® No			
Do the proposals require any diversions/extinguishments and/or creation of rights of way?					
To the proposate require any arrested to an arrest right.	ℚ Yes	■ INO			
16 Vehicle Parking					
16. Vehicle Parking Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking ○ Yes ○ No					
spaces?					
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?		ℚ Yes	⊚ No		
And/or: Are there trees or hedges on land adjacent to the proposed development development or might be important as part of the local landscape character?	site that could influence the	ℚ Yes	No 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)?		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			
Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the a or near the application site?	pplication	on site,	or on land adjacent to
To assist in answering this question correctly, please refer to the help text which provides guidance on determini geological conservation features may be present or nearby; and whether they are likely to be affected by the property.	ng if any oosals.	import	ant biodiversity or
a) Protected and priority species:			
Yes, on the development siteYes, on land adjacent to or near the proposed development			
No			
b) Designated sites, important habitats or other biodiversity features:			
Yes, on the development siteYes, 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 developmentNo			
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?	© 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?		○ No	Unknown
	= 163	= 140	- OTHER OWIT

22. Foul Sewage			
If Yes, please include the details of the existing	system on the application drawings. Please state the plan(s)/drawing(s) re	eferences	3.
4204-GA002, 003			
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		
Are Green Sustainable Drainage Systems (SuD	S) incorporated into the drainage design for the proposal?		No No 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 rain	fall?	□ Yes	No No No
Does the proposal include re-use of grey water?		□ Yes	No
24. Trade Effluent			
Does the proposal involve the need to dispose of	of trade effluents or trade waste?	□ Yes	No
25. Residential Units			
Does this proposal involve the loss or replaceme (including those being rebuilt)?	ent of any self-contained residential units or student accommodation		No
Does this proposal involve the addition of any se being rebuilt)?	elf-contained residential units or student accommodation (including those	□ Yes	⊚ No
26. Non-Permanent Dwellings Please add details of any non-permanent dwellin pitches/plots or houseboat moorings that this pro	igs (if used as main residence e.g. caravans, mobile homes, converted rai posal seeks to add or remove	ilway car	riages, etc), traveller
07. Other Besidential Asserting detic			
27. Other Residential Accommodation Please add details of any non self-contained acc	ommodation, based on the categories in the drop down menu, that this pr	oposal s	eeks to add, remove or rebuild.
Provision for older people Please specify the number of proposed rooms, o	f 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 dry recycling, food waste and residual waste?	non-residential) have dedicated internal and external storage space for	Yes	○ No
29. Utilities			
Water and gas connections			
Number of new water connections required	2		

Number of new gas connections required 2							
It is a fire suppression system proposed? It is a fire suppression system proposed? Internet connections Number of residential units to be served by full for the fire to connections Number of non-residential units to be served by full for the fire to connections Number of non-residential units to be served by full for the firence for connections Noblis networks Has consultation with mobile network operators been carried out? O. Environmental Impacts Community energy Will the proposal provide any on-site community-cowned energy generation? Yes No Heat pumps Obest the proposal provide any heat pumps? Obest the proposal provide any heat pumps? Obest the proposal include solar energy of any kind? Passive cooling units Number of proposal residential units with passive cooling mits Not total annual emissions (Kilograms) O.00 Treenhouse gas emission reductions As the on-site Oreenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions As the on-site Oreenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission feductions As the on-site Oreenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions Treenhouse gas emission reductions O.00 Treenhouse gas emission reductions Treenhouse gas emission reductions O.00 Treenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No Treenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations Yes No							
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Number of proposal provide any neat pumps? Will the proposal provide any on-site community-owned energy generation? Will the proposal provide any on-site community-owned energy generation? Will the proposal provide any on-site community-owned energy generation? Will the proposal provide any on-site community-owned energy generation? Will the proposal provide any heat pumps? Will the proposal provide any heat pumps? Will the proposal include solar energy of any kind? Pressive cooling units Number of proposed residential units with passive cooling units energy. Not total annual emissions (Kilograms) Not total annual emissions (Kilograms) Particulate matter (PM) total annual emissions (Kilograms) Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations are No 2013? Tesen Roof Proposed area of Green Roof to be added (Squar metters) Residential units with electrical heating Number of proposed residential units with one control of the proposed residential units with electrical heating Number of proposed residential units with electrical heating	re safety						
Number of residential units to be served by full little internet connections Wholie networks Has consultation with mobile network operators been carried out? "Yes No "Yes No "Yes No "The proposal provide any on-site community-owned energy generation? "Yes No "Heat pumps Will the proposal provide any on-site community-owned energy generation? "Yes No "Heat pumps Will the proposal provide any heat pumps? "Yes No "Possive cooling units "No "No "Passive cooling units "No "No total annual emissions (Kilograms) Nox total annual emissions (Kilograms) "Annual emissions (Kilograms) "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Are a No	s a fire suppression system proposed?						
Interior interior connections Whoble 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 Solar energy Does the proposal recidential units with parsive cooling units Number of proposed residential units with parsive cooling Emissions NOX total annual emissions (Kilograms) Does make the site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations "Yes No Proposed residential units with persistent reductions at least 35% above those set out in Part L of Building Regulations "Yes No	nternet connections						
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Percentage of demolition/construction material to be reused/recycled	Number of proposed residential units with electrical heating	0					
to be reused/recycled	Reused/Recycled materials				_		
31. Employment	Percentage of demolition/construction material to be reused/recycled	0					
	21. Employment						
Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?	Are there any existing employees on the site or employees?	will the proposed development increase or decrease the number of		No			
					_		
32. Hours of Opening	32. Hours of Opening						
Are Hours of Opening relevant to this proposal?	Are Hours of Opening relevant to this proposal?		◯ Yes	No No			

33. Industrial or Commercial Processes and Machinery						
Does this proposal involve the carrying out of industrial or commercial activities and processes?						
Is the proposal for a wa	aste management development?		⊚ No			
lf this is a landfill appli should make it clear w	ication you will need to provide further information before your application can be d hat information it requires on its website	etermined. You	r waste planning authority			
34. Hazardous Sul	bstances					
Does the proposal invol	lve the use or storage of any hazardous substances?		No No			
35. Site Visit						
Can the site be seen from	om a public road, public footpath, bridleway or other public land?	Yes	□ No			
If the planning authority The agent The applicant Other person	needs to make an appointment to carry out a site visit, whom should they contact?					
36. Pre-application	n Advice					
Has assistance or prior	advice been sought from the local authority about this application?	Yes	○ No			
If Yes, please complete efficiently):	e the following information about the advice you were given (this will help the autho	rity to deal with	this application more			
Officer name:						
Title						
First name						
Surname						
Reference	2021/0098/NEW					
Date (Must be pre-appli	ication submission)					
08/01/2021						
Details of the pre-applic	cation advice received					
Pre-app advice application made on 8th January 2021. No further communication was received from the LA in response to repeated requests between 27th January and 26th March 2021 to set up a pre-app meeting to progress the enquiry. The pre-app application was withdrawn on 31st March 2021.						
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 informed observer, have the Local Planning Auth	s question, "related to" means related, by birth or otherwise, closely enough that a fair-minding considered the facts, would conclude that there was bias on the part of the decision-manority.	ded and aker in				
Do any of the above sta	atements apply?					

38. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

38. Ownership Ce	38. Ownership Certificates and Agricultural Land Declaration					
I certify/The applicant part of the land or buil holding**	certifies that on the day 21 days before the date of the lding to which the application relates, and that none of	is 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 we reference to the definition	vith a freehold interest or leasehold interest with at le tion of 'agricultural tenant' in section 65(8) of the Act	ast 7 years left to run. ** 'agricultural holding' has the meaning given by				
NOTE: You should sig land is, or is part of, a		sole owner of the land or building to which the application relates but the				
Person role The applicant The agent						
Title						
First name						
Surname	Lofthouse					
Declaration date (DD/MM/YYYY)	21/04/2021					
✓ 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)	21/04/2021					