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

Application for Outline Planning Permission with all matters reserved.
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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Murphy's Yard"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW5 1TN"/>

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

Easting (x)	<input type="text" value="528482"/>
Northing (y)	<input type="text" value="185566"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="N/A"/>
Company name	<input type="text" value="Folgate Estates Limited"/>
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"/>
Town/city	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

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. Description of the Proposal

Please describe the proposed development

Outline planning permission with all matters reserved for the demolition of existing buildings and structures and redevelopment to be carried out in phases (with each phase being an independent act of development) comprising the following mix of uses: residential (Use Class C3), residential institution (Use Class C2), industrial (Use Class B2 and/or B8), commercial floorspace (Class E), flexible commercial and Sui Generis floorspace (Use Class E and/or Sui Generis Use), Community (F1 and/or F2), Sui Generis, and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements, and all associated works.

Has the work already been started without planning permission?

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	NGL862796
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Title Number	LN243694
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Title Number	NGL211854
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Title Number	NGL524262
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Title Number	NGL213937
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Title Number	NGL972248
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Title Number	NGL940802
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Title Number	NGL941597
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Title Number	NGL944868
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Title Number	NGL190351
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Title Number	NGL206051
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Title Number	NGL18370
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Title Number	NGL947408
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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

7. Further information about the Proposed Development

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	Plot A
Maximum height (Metres)	44.7
Number of storeys	0

Building reference	Plot B
Maximum height (Metres)	44.7
Number of storeys	0

Building reference	Plot C
Maximum height (Metres)	64.3
Number of storeys	0

Building reference	Plot F
Maximum height (Metres)	72.09
Number of storeys	0

Building reference	Plot G
Maximum height (Metres)	79.4
Number of storeys	0

Building reference	Plot H
Maximum height (Metres)	79.4
Number of storeys	0

Building reference	Plot I
Maximum height (Metres)	75.35
Number of storeys	0

7. Further information about the Proposed Development

Building reference	Plot J
Maximum height (Metres)	113.45
Number of storeys	0

Building reference	Plot K
Maximum height (Metres)	94.45
Number of storeys	0

Building reference	Plot L
Maximum height (Metres)	84.85
Number of storeys	0

Building reference	Plot M
Maximum height (Metres)	77.65
Number of storeys	0

Building reference	Plot O
Maximum height (Metres)	70.45
Number of storeys	0

Building reference	Plot P
Maximum height (Metres)	56
Number of storeys	0

Building reference	Plot Q
Maximum height (Metres)	82.25
Number of storeys	0

Building reference	Plot S
Maximum height (Metres)	97.35
Number of storeys	0

Building reference	Shed 2
Maximum height (Metres)	54.16
Number of storeys	0

7. Further information about the Proposed Development

Building reference	Shed 3
Maximum height (Metres)	68.89
Number of storeys	0

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

Over £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
ESTIMATED - Phase 1 (Plots C&F)	September	2023	September	2025
ESTIMATED - Phase 2 (Plots J, S, K & L)	September	2024	September	2029
ESTIMATED - Phase 3 (Plots I, G, H, Shed 2 & Shed 3)	September	2024	September	2030
ESTIMATED - Phase 4 (Plots Q, A, B, P, O & M)	January	2025	September	2031

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Please enter the scheme name

Murphy's Yard

Developer Information

Has a lead developer been assigned?

Yes No

Please enter the company name

Folgate Estates 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)

00346496

12. Existing Use

Please describe the current use of the site

General industrial uses within classes E(g)(iii), B2 and B8 with ancillary office.

Is the site currently vacant?

Yes No

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)
OTHER Existing general industrial uses within classes E(g)(iii), B2 and B8 with ancillary office	18303	18303	0
OTHER Maximum Non-Residential Uses - Refer to Development Specification for breakdown and use classes	0	0	87400
OTHER Maximum Residential (C3) including ancillary areas - Refer to Development Specification	0	0	76680
Total	18303	18303	164080

14. 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
Other (please specify) Please refer to Curtins Transport Assessment and DP9 Development Specification for details on vehicle parking and electric vehicle charging points	0	0	0

15. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

16. 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?
Gain	Not Designated	Parks And Gardens	21360	Sq. metres	Unrestricted	Minimum (Site Wide)	No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes No

17. Water Management

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

70

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)

105.00

Does the proposal include the harvesting of rainfall?

Yes No

Does the proposal include re-use of grey water?

Yes No

18. 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.

18. Residential Units

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
Other Maximum Market Units to be approved at Reserved Matters Stage (Please refer to Development Specification)	536	Market for Sale	0	0	0						
Other Maximum Social Rent Units to be approved at Reserved Matters Stage (Please refer to Development Specification)	173	Social Rent	0	0	0						
Other Maximum London Living Rent Units to be approved at Reserved Matters Stage (Please refer to Development Specification)	116	London Living Rent	0	0	0						

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

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

Private

Total number of residential units proposed

825

Total residential GIA (Gross Internal Floor Area) gained

0

19. 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

20. 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

21. 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

22. Utilities

Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

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

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

23. 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)

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

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? 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

24. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

24. Employment

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="200.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text"/>

25. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

26. 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

27. 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

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

28. 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?

28. Site Visit

- The agent
 The applicant
 Other person

29. 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

30. 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?

31. Ownership Certificates and Agricultural Land Declaration

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

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

31. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	211
Suffix	
House Name	
Address line 1	
Address line 2	Stockwell Road
Town/city	London
Postcode	SW9 9SL
Date notice served (DD/MM/YYYY)	24/06/2021

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Eversholt Street
Address line 2	
Town/city	London
Postcode	NW1 2DN
Date notice served (DD/MM/YYYY)	24/06/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Hiview House
Address line 1	Highgate Road
Address line 2	
Town/city	London
Postcode	NW5 1TN
Date notice served (DD/MM/YYYY)	24/06/2021

31. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	The Town Hall
Address line 1	Judd Street
Address line 2	
Town/city	London
Postcode	WC1H 9LP
Date notice served (DD/MM/YYYY)	24/06/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Camden New Journal

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

24/06/2021

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

32. 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)