



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"

Title Number

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)

9884-1051-0660-0300-6295

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.

Demolition and redevelopment of the site to provide three buildings, providing private and affordable residential units (Class C3), commercial uses (Class E), flexible community/affordable workspace (Class E/F.1), provision of private and public amenity space, landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing and disabled car and cycle parking, connecting through to the basement of the neighbouring West End Gate development.

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	block I
Maximum height (Metres)	97.64
Number of storeys	18

Building reference	block J
Maximum height (Metres)	89.32
Number of storeys	15

Building reference	block K
Maximum height (Metres)	146.34
Number of storeys	32

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

Please add details of any superseded consent(s)

LPA Application Number	Partial Supersedence	Unit Reference	Component Description
20/06527/FULL	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
entire development	January	2022	October	2028

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Please enter the scheme name

Paddington Green Police Station

Developer Information

Has a lead developer been assigned?

Yes No

Please enter the company name

Berkeley Homes (Central London) Ltd

Is the lead developer a registered company in the UK?

- Yes
 Registered in another country
 No

Please provide registered company number (at Companies House)

04231165

12. Existing Use

Please describe the current use of the site

Part vacant, part office use (Annex only)

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 Class E	1316	1316	6178
C3 - Dwellinghouses	0	0	52657
SG - Sui Generis	13148	13148	0
Total	14464	14464	58835

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):

Walls	
Description of existing materials and finishes (optional):	Series of concrete Panels
Description of proposed materials and finishes:	Block I and J are clad in terracotta coloured glass reinforced concrete (GRC) designed with a degree of texture and detail which reflect the local quality of Maida Vale Mansions. Block K is designed in contrast to the other blocks, with a white GRC cladding, that draws inspiration from the existing Westmark (Tower at WEG).

Roof	
Description of existing materials and finishes (optional):	Concrete panels
Description of proposed materials and finishes:	Block I roof is occupied by plant equipment. Block K tower roof is partially occupied by residential terraces and plant equipment. Communal podium gardens are proposed to Block J roof and Block K shoulder roof. The gardens will be landscaped to create attractive, outdoor spaces, providing residents with opportunities for relaxation, interaction and play.

Windows	
Description of existing materials and finishes (optional):	Standard glass with metal frame
Description of proposed materials and finishes:	Bronze coloured aluminium framed glazing system will form the glazed openings.

Doors	
Description of existing materials and finishes (optional):	Main entrance doors are glazed with a metal frame
Description of proposed materials and finishes:	Bronze coloured aluminium framed glazing system will form the glazed openings.

14. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The ground floor is treated with a series of concrete cladding panels that present a solid and impenetrable facade to the streetfront. Public art is incorporated into the facade on the Harrow Road facade. There is a brick wall along Newcastle Place
Description of proposed materials and finishes:	<p>Edgware Road This street frontage contains entrances to the site and retail units at the base of the tower podium element. This leads through to the various residential entrances to each block a shared pedestrian surface. The main entrance to the tower block is located to the north west corner of the tower. Adjacent to the tower residential entrance is the entrance to the office off Newcastle Place. Further into Newcastle Place, Block J and Block I have dedicated residential entrances and secondary access points leading to the cycle facilities at basement.</p> <p>Paddington Green A pedestrian entrance to Newcastle Place is located on the corner of the site, directly adjacent to the existing Paddington Green. Affordable Workspace on this prime site corner brings much needed activation to the street front.</p> <p>Harrow Road Driven by a desire to introduce more permeability into the urban block, a new landscaped green lane has been formed between the Block I and Block J. This offers a pedestrian route into the site from Harrow Road. Off this lane will be a series of entrance to flexible commercial units and the cycle facilities in the basement.</p>

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	The main vehicular access is through Newcastle Place, allowing access to the basement
Description of proposed materials and finishes:	The main entrance to the site is from Newcastle Place, directly off Edgware Road. Where utilised by vehicles this will be limited to drop off and deliveries only, with all other servicing focused into the existing basement infrastructure provided as part of the West End Gate masterplan. As the scheme is a car free development it is not anticipated that there will be excessive residential car movement within this space.

Lighting	
Description of existing materials and finishes (optional):	The only lighting on site are the public street lights
Description of proposed materials and finishes:	Accent lighting will be used within the linear public garden to generate interest and provide a focal point for navigation. This will be supplemented by the use of illuminated bollards to light paths and low level lighting to greenery & proposed water features.

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

Please see Design and Access Statement and drawing schedule

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

15. Pedestrian and Vehicle Access, Roads and Rights of Way

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see relevant architect plans, Planning Statement and Transport Statement

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

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
Disabled persons parking	0	18	18
Cycle Spaces	0	1046	1046

17. Electric vehicle charging points

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

Please add details of the charging points.

Active charging points: Fully installed and ready to use.

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Rapid charging points (50+ kw)	14	0
Total charging points	14	0

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

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	Amenity	3553	Sq. metres	Unrestricted	public amenity space	No
Gain	Other	ProvisionForChildren	1138	Sq. metres	Restricted	children playspace	No
Gain	Other	Amenity	835	Sq. metres	Restricted	residential amenity	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:

22. Foul Sewage

- 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

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)

138330.00

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

Residential Units to be added

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

25. 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
Studio or (sc) Bedsit	32	Market for Sale	45	1	1	Yes	Yes	Yes			
Flat, Apartment or Maisonette	107	Market for Sale	56	2	1	Yes	Yes	Yes			
Flat, Apartment or Maisonette	102	Market for Sale	79	3	2	Yes	Yes	Yes			
Flat, Apartment or Maisonette	98	Market for Sale	111	4	3	Yes	Yes	Yes			
Flat, Apartment or Maisonette	7	Market for Sale	184	5	4	Yes	Yes	Yes			
Flat, Apartment or Maisonette	8	Social Rent	54	2	1	Yes	Yes	Yes			
Flat, Apartment or Maisonette	41	Social Rent	77	3	2	Yes	Yes	Yes			
Flat, Apartment or Maisonette	34	Social Rent	99	4	3	Yes	Yes	Yes			
Flat, Apartment or Maisonette	1	Social Rent	104	5	4	Yes	Yes	Yes			
Flat, Apartment or Maisonette	82	Discount Market Rent	55	2	1	Yes	Yes	Yes			
Flat, Apartment or Maisonette	44	Discount Market Rent	74	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)?	Private
Total number of residential units proposed	556
Total residential GIA (Gross Internal Floor Area) gained	42481

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

1

Number of new gas connections required

1

Fire safety

Is a fire suppression system proposed?

Yes No

Internet connections

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

556

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

7

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

Total Installed Capacity (Megawatts)

0.90

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Total Installed Capacity (Megawatts)

15.70

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

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)

170.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.29

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

80

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

Part-time

Total full-time equivalent

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

36. Pre-application Advice

Reference

Date (Must be pre-application submission)

15/02/2021

Details of the pre-application advice received

Please see full details set out in the Planning Statement

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	237
Suffix	
House Name	
Address line 1	Southwark Bridge Road
Address line 2	
Town/city	London
Postcode	SE1 6NP
Date notice served (DD/MM/YYYY)	31/03/2021

Person role

- The applicant
- The agent

Title

First name

Surname

38. Ownership Certificates and Agricultural Land Declaration

Declaration date
(DD/MM/YYYY)

31/03/2021

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)

31/03/2021