

Development Planning

The Woolwich Centre
35 Wellington Street
Woolwich SE18 6HQ

For office use only
Date received
Date valid
Fee paid
Application No.



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. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Leopard Guernsey Anchor Propco Ltd"/>				
Street address:	<input type="text" value="C/O Agent"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>	<input type="text"/>			
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Greg"/>	Surname:	<input type="text" value="Smith"/>
Company name:	<input type="text" value="GVA"/>				
Street address:	<input type="text" value="65 Gresham Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02079112897"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="EC2V 7NQ"/>	<input type="text" value="greg.smith@gva.co.uk"/>			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing buildings and erection of 9 buildings ranging from 2 to 28 storeys in height for Class C3 residential use, with Class B1 employment space and flexible uses comprising Class A1 (retail), Class A3 (Café/ Restaurant), Class D1 (Community Use) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Hope and Anchor Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle space, refuse and recycling storage, plant and all other associated works.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

VIP Trading Estate and the VIP Industrial Estate, Anchor and Hope Lane,
London SE7 7TE
("The Anchor and Hope Lane Sites").

5. 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

7. Waste Storage and Collection

If Yes, please provide details:

See Drawings and Design and Access Statement

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Vehicle Access - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See Drawings Schedule and Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	139	139
Cycle spaces	0	1,652	1,652

10. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Disability spaces	0	59	59

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate 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 Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

14. Existing Use

Please describe the current use of the site:

Industrial (Use Classes B2, B8, Sui Generis)

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.

14. Existing Use

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	395	306	253	21	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	975
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	0	0	1,560	1,560
B8 - Storage or distribution	6,341	6,341	0	-6,341
D1 - Non-residential institutions	0	0	407	407
Other	0	0	690	690
Total	6,341	6,341	2,657	-3,684

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	116		116
Proposed employees	150	35	

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>
D1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

25. Certificates (Certificate B)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: RPB Management Ltd Number: 240 Suffix: House name: Street: Balham High Road Locality: Town: London Postcode: SW177AW	02/12/2016
Name: Barry Watson Number: 127 Suffix: House name: Street: Dairsie Road Locality: Town: London Postcode: SE91XL	02/12/2016
Name: TALVINDER KAUR MANN and JAGJEAT SINGH MANN Number: 130 Suffix: House name: Street: Cambridge Road Locality: Ilford Town: Essex Postcode: IG38ND	02/12/2016
Name: JASVIR SINGH MANN Number: 26 Suffix: House name: Street: Leicester Gardens Locality: Ilford Town: Essex Postcode: IG38ND	02/12/2016
Name: Dorothy Yuk King Lee Number: 32 Suffix: House name: Street: Reeves Crescent Locality: Swanley Town: Kent Postcode: BR87EH	02/12/2016
Name: DOROTHY YUK KING LEE Number: 1 Suffix: House name: Street: Orchard Road Locality: Welling Town: Kent	02/12/2016

25. Certificates (Certificate B)

Postcode: DA161QG	
Name: YOUSEF HAJAJ	
Number: 82 Suffix: House name:	
Street: Station Road	02/12/2016
Locality: Sidcup	
Town: Kent	
Postcode: DA157DU	
Name: GEORGE ANTHONY JACKSON and MARY JACKSON	
Number: 9 Suffix: House name:	
Street: Longfield Avenue	02/12/2016
Locality: New Barn	
Town: Kent	
Postcode: DA37LF	
Name: JACKSON LIFT SERVICES LIMITED	
Number: 18 Suffix: House name: Ropery Business Park	
Street: Unit 4	02/12/2016
Locality: Anchor and Hope Lane	
Town: Charlton	
Postcode: SE77RX	
Name: DENTON & CO TRUSTEES LIMITED	
Number: Suffix: House name: Sutton House	
Street: Weyside Park	02/12/2016
Locality: Catteshall Lane	
Town: Godalming	
Postcode: GU71XE	
Name: RUSSELL CHRISTIAN POOLEY	
Number: 2 Suffix: House name:	
Street: Sylvan Walk	02/12/2016
Locality: Bickley	
Town: Bromley	
Postcode: BR12XE	
Name: Davis Architectural Solutions	
Number: Suffix: House name: Orion House	
Street: Bryant Avenue	02/12/2016
Locality: Romford	
Town: Essex	
Postcode: RM30AP	

25. Certificates (Certificate B)

Name:	RAYMOND EDWARD POOLEY			02/12/2016
Number:	561	Suffix:	House name:	
Street:	Hurst Road			
Locality:	Bexley			
Town:				
Postcode:	DA53JS			
Name:	CAPP NOMINEES LIMITED			02/12/2016
Number:	48	Suffix:	House name:	
Street:	Anchor and Hope Lane			
Locality:	Charlton			
Town:				
Postcode:	SE77RX			
Name:	TOKS COLERIDGE TAYLOR and ADELA TAYLOR			02/12/2016
Number:	4	Suffix:	House name: Bromley	
Street:	Den Road			
Locality:	Bromley			
Town:				
Postcode:	BR20NH			
Name:	TOKS COLERIDGE TAYLOR and ADELA TAYLOR			02/12/2016
Number:	22	Suffix:	House name: Ropery Business Park	
Street:				
Locality:				
Town:	Anchor & Hope Lane			
Postcode:	SE7 7RX			
Name:	KARL NICHOLAS FRANCIS			
Number:	48	Suffix:	House name:	
Street:	Unit 24			
Locality:	Ropery Business Park			
Town:	Anchor and Hope Lane			
Postcode:				
Name:	PAUL MANNING and CHRISTINE MANNING			02/12/2016
Number:	39	Suffix:	House name:	
Street:	Glenlyon Road			
Locality:	Eltham			
Town:	London			
Postcode:	SE91AL			
Name:	BATES OFFICE SERVICES LIMITED			02/12/2016

25. Certificates (Certificate B)

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Ropery Business Park"/>	
Street:	<input type="text" value="Unit 27"/>					
Locality:	<input type="text" value="Anchor & Hope Lane"/>					
Town:	<input type="text"/>					
Postcode:	<input type="text" value="SE77RY"/>					
Name:	<input type="text" value="BATES OFFICE SERVICES LIMITED"/>					
Number:	<input type="text" value="48"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Ropery Business Park"/>	
Street:	<input type="text" value="Anchor & Hope Lane"/>					<input type="text" value="02/12/2016"/>
Locality:	<input type="text" value="Charlton"/>					
Town:	<input type="text"/>					
Postcode:	<input type="text" value="SE77RY"/>					
Name:	<input type="text" value="ALAN ARTHUR PAGE"/>					
Number:	<input type="text" value="20"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Mount Green Avenue"/>					<input type="text" value="02/12/2016"/>
Locality:	<input type="text" value="Westcliffe"/>					
Town:	<input type="text" value="Ramsgate"/>					
Postcode:	<input type="text" value="CT125JF"/>					
Name:	<input type="text" value="TONY PAGE"/>					
Number:	<input type="text" value="125"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Rowley Avenue"/>					<input type="text" value="02/12/2016"/>
Locality:	<input type="text" value="Sidcup"/>					
Town:	<input type="text" value="Kent"/>					
Postcode:	<input type="text" value="DA159LE"/>					
Name:	<input type="text" value="Jacksons Lifts"/>					
Number:	<input type="text" value="48"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Unit 4"/>					<input type="text" value="02/12/2016"/>
Locality:	<input type="text" value="Anchor and Hope Lane"/>					
Town:	<input type="text" value="Charlton"/>					
Postcode:	<input type="text" value="SE77RX"/>					
Name:	<input type="text" value="BATES OFFICE SERVICES LIMITED"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Ropery Business Park"/>	
Street:	<input type="text" value="Unit 27"/>					<input type="text" value="02/12/2016"/>
Locality:	<input type="text" value="Anchor & Hope Lane"/>					
Town:	<input type="text"/>					
Postcode:	<input type="text" value="SE7 7RY"/>					
Name:	<input type="text" value="ROY STANLEY STEPHEN RAWLINS"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	<input type="text" value="02/12/2016"/>

25. Certificates (Certificate B)

Street:	Cannon Drive				
Locality:	India Docks				
Town:	London				
Postcode:	E149SA				
Name:	JACKSON LIFT SERVICES LIMITED				
Number:	48	Suffix:		House name:	
Street:	Anchor & Hope Lane			02/12/2016	
Locality:	Charlton				
Town:	London				
Postcode:	SE77RX				
Name:	Terrance Cunningham				
Number:	21	Suffix:		House name:	
Street:	Pilgrim Road			02/12/2016	
Locality:	North Halling				
Town:	Rochester				
Postcode:	ME21HN				
Name:	Yat Sing Ltd				
Number:		Suffix:		House name:	
Street:	Unit 6			02/12/2016	
Locality:	Ropery Business Park				
Town:	Anchor & Hope Lane				
Postcode:	SE77RX				
Name:	RAYMOND GEORGE CAMBDEN and BRENDA JEAN CAMBDEN				
Number:	118	Suffix:		House name:	
Street:	Hayes Chase			02/12/2016	
Locality:	West Wickham				
Town:	Kent				
Postcode:	SE77RX				
Name:	RAYMOND GEORGE CAMBDEN and BRENDA JEAN CAMBDEN				
Number:		Suffix:		House name:	Ropery Business Park
Street:	Unit 9			02/12/2016	
Locality:	Anchor & Hope Lane				
Town:	London				
Postcode:	SE77RX				
Name:	JAMES CHARLES DAVIS and PENELOPE ANN DAVIS				
Number:	29	Suffix:		House name:	
Street:	Shooters Hill Road			02/12/2016	

25. Certificates (Certificate B)

Locality:	<input type="text"/>	
Town:	<input type="text" value="Blackheath"/>	
Postcode:	<input type="text" value="SE37AS"/>	
Title:	<input type="text"/>	First name: <input type="text"/>
		Surname: <input type="text" value="GVA"/>
Person role:	<input type="text" value="AGENT"/>	Declaration date: <input type="text" value="02/12/2016"/>
		<input checked="" type="checkbox"/> Declaration made

26. 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