

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"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<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"/>				
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"/>				
Street address:	<input type="text" value="GVA"/>				
	<input type="text" value="65 Gresham Street"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02079112897"/>				
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 11 buildings ranging from 2 to 10 storeys in height for Class C3 residential use, with flexible uses comprising Class B1 (Business), Class A1 – A3 (Retail/Restaurant), Class D1 (Community) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Anchor and Hope Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle spaces, 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

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

See Drawings and Design and Access Statement

Lighting - 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

OTHER - description:

Type of other material: See Drawings and Design and Access

Description of *existing* materials and finishes:

9. Materials

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 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	152	152
Cycle spaces	0	1,400	1,400
Disability spaces	0	56	56

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

13. Biodiversity and Geological Conservation

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.

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	233	197	48	1	

Proposed Market Housing Total 479

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

17. Residential Units

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	47	46	70	2	

Proposed Social Housing Total

165

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	67	58	2		

Proposed Intermediate Housing Total

127

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

Overall Residential Unit Totals

Total proposed residential units	771
Total existing residential units	

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 - Existing

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

Existing Intermediate 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

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)
B8 - Storage or distribution	6,431	6,341	0	-6,341
Other	0	0	4,114	4,114
Total	6,431	6,341	4,114	-2,227

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

18. All Types of Development: Non-residential Floorspace

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	116		
Proposed employees	213		

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	
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area? hectares

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:

See Energy Strategy, Sustainability Statement and ES.

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
<input type="text"/>	<input type="text"/> Tonne(s)
B. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> 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

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
<div><div>Name: RPB Management Ltd</div><div>Number: <input type="text"/> Suffix: <input type="text"/> House name: 240</div><div>Street: Balham High Road</div><div>Locality: <input type="text"/></div><div>Town: London</div><div>Postcode: SW177AW</div></div>	<div>02/12/2016</div>
<div><div>Name: DENTON & CO TRUSTEES LIMITED</div><div>Number: <input type="text"/> Suffix: <input type="text"/> House name: Weyside Park</div><div>Street: Catteshall Lane</div><div>Locality: <input type="text"/></div><div>Town: Godalming</div><div>Postcode: GU71XE</div></div>	<div>02/12/2016</div>
<div><div>Name: RUSSELL CHRISTIAN POOLEY</div><div>Number: 2 Suffix: <input type="text"/> House name: <input type="text"/></div><div>Street: Sylvan Walk</div><div>Locality: Bickley</div><div>Town: Bromley</div><div>Postcode: BR12XE</div></div>	<div>02/12/2016</div>
<div><div>Name: Davis Architectural Solutions</div><div>Number: <input type="text"/> Suffix: <input type="text"/> House name: Orion House</div><div>Street: Bryant Avenue</div><div>Locality: Romford</div><div>Town: Essex</div><div>Postcode: RM30AP</div></div>	<div>02/12/2016</div>
<div><div>Name: RAYMOND EDWARD POOLEY</div><div>Number: <input type="text"/> Suffix: <input type="text"/> House name: 561</div><div>Street: Hurst Road</div><div>Locality: <input type="text"/></div></div>	<div>02/12/2016</div>

25. Certificates (Certificate B)

Town:	Bexley			
Postcode:	DA53JS			
Name:	CAPP NOMINEES LIMITED			
Number:		Suffix:		House name: 48
Street:	Anchor and Hope Lane			02/12/2016
Locality:				
Town:	Charlton			
Postcode:	SE77RX			
Name:	TOKS COLERIDGE TAYLOR and ADELA TAYLOR			
Number:	4	Suffix:		House name:
Street:	Den Road			02/12/2016
Locality:				
Town:	Bromley			
Postcode:	BR20NH			
Name:	TOKS COLERIDGE TAYLOR and ADELA TAYLOR			
Number:	22	Suffix:		House name:
Street:				02/12/2016
Locality:	Ropery Business Park			
Town:	Anchor & Hope Lane			
Postcode:	SE7 7RX			
Name:	KARL NICHOLAS FRANCIS			
Number:	48	Suffix:		House name:
Street:	Unit 24			02/12/2016
Locality:	Ropery Business Park			
Town:	Anchor and Hope Lane			
Postcode:				
Name:	PAUL MANNING and CHRISTINE MANNING			
Number:	39	Suffix:		House name:
Street:	Glenlyon Road			02/12/2016
Locality:	Eltham			
Town:	London			
Postcode:	SE91AL			
Name:	BATES OFFICE SERVICES LIMITED			
Number:		Suffix:		House name: Unit 27
Street:	Ropery Business Park			02/12/2016
Locality:	Anchor & Hope Lane			
Town:				

25. Certificates (Certificate B)

Postcode:	<input type="text" value="SE77RY"/>					
Name:	<input type="text" value="Barry Watson"/>			<input type="text" value="02/12/2016"/>		
Number:	<input type="text" value="127"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Dairsie Road"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="London"/>					
Postcode:	<input type="text" value="SE91XL"/>					
Name:	<input type="text" value="BATES OFFICE SERVICES LIMITED"/>			<input type="text" value="02/12/2016"/>		
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"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="Charlton"/>					
Postcode:	<input type="text" value="SE77RY"/>					
Name:	<input type="text" value="ALAN ARTHUR PAGE"/>			<input type="text" value="02/12/2016"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="20"/>
Street:	<input type="text" value="Mount Green Avenue"/>					
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"/>			<input type="text" value="02/12/2016"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="125"/>
Street:	<input type="text" value="Rowley Avenue"/>					
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"/>			<input type="text" value="02/12/2016"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="48"/>
Street:	<input type="text" value="Unit 4"/>					
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"/>			<input type="text" value="02/12/2016"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="Unit 27"/>
Street:	<input type="text" value="Ropery Business Park"/>					
Locality:	<input type="text" value="Anchor & Hope Lane"/>					
Town:	<input type="text"/>					
Postcode:	<input type="text" value="SE7 7RY"/>					

25. Certificates (Certificate B)

Name: ROY STANLEY STEPHEN RAWLINS Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Cannon Drive Locality: India Docks Town: London Postcode: <input type="text"/> 02/12/2016	<input type="text"/>
Name: JACKSON LIFT SERVICES LIMITED Number: <input type="text"/> Suffix: <input type="text"/> House name: 48 Street: Anchor & Hope Lane Locality: Charlton Town: London Postcode: <input type="text"/> SE77RX	<input type="text"/> 02/12/2016
Name: Terrance Cunningham Number: 21 Suffix: <input type="text"/> House name: <input type="text"/> Street: Pilgrim Road Locality: North Halling Town: Rochester Postcode: <input type="text"/> ME21HN	<input type="text"/> 02/12/2016
Name: Yat Sing Ltd Number: <input type="text"/> Suffix: <input type="text"/> House name: Unit 6 Street: Ropery Business Park Locality: Anchor & Hope Lane Town: <input type="text"/> Postcode: <input type="text"/> SE77RX	<input type="text"/> 02/12/2016
Name: RAYMOND GEORGE CAMBDEN and BRENDA JEAN CAMBDEN Number: 118 Suffix: <input type="text"/> House name: <input type="text"/> Street: Hayes Chase Locality: West Wickham Town: Kent Postcode: <input type="text"/> SE77RX	<input type="text"/> 02/12/2016
Name: TALVINDER KAUR MANN and JAGJEAT SINGH MANN Number: <input type="text"/> Suffix: <input type="text"/> House name: 130 Street: Cambridge Road Locality: Ilford Town: Essex Postcode: <input type="text"/> IG38ND	<input type="text"/> 02/12/2016
Name: RAYMOND GEORGE CAMBDEN and BRENDA JEAN CAMBDEN	<input type="text"/> 02/12/2016

25. Certificates (Certificate B)

Number:		Suffix:		House name:	Unit 9	
Street:	Ropery Business Park					
Locality:	Anchor & Hope Lane					
Town:	London					
Postcode:	SE77RX					
Name:	JAMES CHARLES DAVIS and PENELOPE ANN DAVIS					
Number:		Suffix:		House name:	29	
Street:	Shooters Hill Road					02/12/2016
Locality:	Blackheath					
Town:	SE37AS					
Postcode:						
Name:	JASVIR SINGH MANN					
Number:		Suffix:		House name:	26	
Street:	Leicester Gardens					02/12/2016
Locality:	Ilford					
Town:	Essex					
Postcode:	IG38ND					
Name:	Dorothy Yuk King Lee					
Number:	32	Suffix:		House name:		
Street:	Reeves Crescent					
Locality:	Swanley					
Town:	Kent					
Postcode:						
Name:	DOROTHY YUK KING LEE					
Number:	1	Suffix:		House name:		
Street:	Orchard Road					02/12/2016
Locality:	Welling					
Town:	Kent					
Postcode:	DA161QG					
Name:	YOUSEF HAJAJ					
Number:		Suffix:		House name:	82	
Street:	Station Road					02/12/2016
Locality:	Sidcup					
Town:	Kent					
Postcode:	DA157DU					
Name:	GEORGE ANTHONY JACKSON and MARY JACKSON					
Number:		Suffix:		House name:	9	02/12/2016

25. Certificates (Certificate B)

Street:	Longfield Avenue					
Locality:	New Barn					
Town:	Kent					
Postcode:	DA37LF					
Name:	JACKSON LIFT SERVICES LIMITED			02/12/2016		
Number:	18	Suffix:			House name:	Ropery Business Park
Street:	Unit 4					
Locality:	Anchor and Hope Lane					
Town:	Charlton					
Postcode:	SE77RX					
Title:		First name:		Surname:	GVA	
Person role:	AGENT		Declaration date:	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 03/12/2018