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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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:	Ms	First name:	Louise	Surname:	Gates		
Company name	The Calthorpe Project						
Street address:	258-274 Gray's Inn Road			Country Code	National Number	Extension Number	
				Telephone number:	020 7837 8019		
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	WC1X 8LH			louisedgates63@gmail.com			
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

- * Modification of an existing greenhouse to showcase a micro anaerobic digestion (AD) system including erection of solar panels on part of the roof and partitioning the greenhouse into 2 areas.
- * Change of use of part of the greenhouse from "Other" (food growing) to B1(b).
- * Replacement of a small polytunnel with a larger one.
- * Access restricted to trained staff only.
- * The proposal is part of a 2-year Camden Council funded project developing micro AD for urban applications and will serve as an educational resource.

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:	258	Suffix:	
House name:	Calthorpe Project		
Street address:	Gray's Inn Road		
Town/City:	London		
County:			
Postcode:	WC1X 8LH		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	530657		
Northing:	182559		

Description:

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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:

Advised that:
* full planning permission was required for any proposed developments on the community garden,
* Adjacent neighbours would be consulted as part of the planning application process,
* 5-6 weeks would be the minimum turnaround.

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

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:

*The site will be used to demonstrate the recycling of food waste using anaerobic digestion. A 1m3 digester will be used for this purpose, with resulting digestate stored in an IBC container - see Industrial and Commercial section for further details.
*General waste produced during day-to-day operations will be stored in waste bins prior to Council disposal along with the Centre's waste.

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

If Yes, please provide details:

*Dry recyclates from waste produced during day-to-day operations will be stored in a designated recycling bin before being added to the recycling stream from the main visitor's centre for Council collection.
*Organic waste including paper and food waste will be fed directly into the digester.

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):

Walls - description:

Description of *existing* materials and finishes:

Greenhouse - brown timber framework, clear polycarbonate (Macrolon) sheet
Polytunnel - clear polythene, galvanised steel hoops

Description of *proposed* materials and finishes:

Greenhouse - brown timber framework, clear polycarbonate (Macrolon) sheet
Polytunnel - clear, thermal, anti-fog polythene, galvanised steel hoops

Roof - description:

Description of *existing* materials and finishes:

Greenhouse - brown timber framework, clear polycarbonate (Macrolon) sheeting
Polytunnel - clear polythene, galvanised steel hoops

Description of *proposed* materials and finishes:

Greenhouse - brown timber framework, clear polycarbonate (Macrolon) sheeting, timber framework supporting 4 x solar PV panels
Polytunnel - clear, thermal, anti fog polythene, galvanised steel hoops

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Greenhouse - one window added to partition wall in clear polycarbonate

Doors - description:

Description of *existing* materials and finishes:

Greenhouse - n/a

Polytunnel - clear polythene, brown timber frame

Description of *proposed* materials and finishes:

Greenhouse - double timber doors stained to match existing framework

Polytunnel - Polytunnel - clear, thermal, anti fog polythene, brown timber frame

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Timber fence and gate stained to match greenhouse timber.

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Greenhouse - 4 spot LED chrome bar

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:

FINAL Cathorpe site drawings
Design and Access statement - Calthorpe Project

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☐

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

n/a

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:

Development area 1 is currently used for food growing.
Development area 2 is also used for food growing.

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

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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	7.2	7.2	7.2	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	11.1	11.1	18.5	7.4
	Total	18.3	18.3	25.7	7.4

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
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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	0	0	0
Proposed employees	0	1	0

20. Hours of Opening

If known, please state the hours of opening 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	
B1B	10.00.00	18.00.00	12.00.00	18.00.00	12.00.00	18.00.00	<input type="checkbox"/>
Other	10.00.00	18.00.00	12.00.00	18.00.00	12.00.00	18.00.00	<input type="checkbox"/>

21. Site Area

What is the site area? 38.00 sq.metres

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:

The greenhouse will be used to demonstrate a low-cost micro anaerobic digestion system comprising:
* 1Kw solar PV array with battery storage
* 1m3 digester
* 1m3 IBC for digestate storage
* 1.5m3 gas storage bladder
* gas compressor with cylinder storage
* integrated control and monitoring system
* monitoring worktop and storage areas
For ventilation, the greenhouse will have opening top vents and one extractor fan with a carbon filter in a side wall.
The digester will be fed with approximately 25kgs locally collected food waste daily (on a cargo bicycle). Around 2m3 biogas will be produced daily, which will be used to generate heat to support food growing in 2 nearby polytunnels and a greenhouse.
Digestate will remain in the digester for approximately 40 days after which, it will be collected in a settling tank. Here the liquid and solids will be separated with the liquid stored in an IBC tank, while the solids will added to nearby compost bins for further maturation.
Off-the-shelf fully tested equipment will be used to build the system - see planning statement for further details.
The polytunnel will be used to expand capacity on site for food growing and digestate utilisation.

Is the proposal for a waste management development? ☒ Yes ☐ No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Anaerobic digestion	1	9.1

Please give maximum annual operational throughput of the following waste streams:

Municipal	9.1
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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

23. Hazardous Substances (continued)

A. Toxic substances

Amount held on site

19. Hydrogen sulphide

0 Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

B. Select Value

Tonne(s)

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

Amount held on site

68. Gas or any mixture of gases which is flammable in air, when held as a gas

0 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 2010 Certificate under Article 12

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</div><div>Sharon Wallace, Property Services, LBC, Camden Town Hall Extension,</div><div>Number:</div><div>Suffix:</div><div>Street:</div><div>Argyle Street</div><div>Locality:</div><div>Camden</div><div>Town:</div><div>London</div><div>Postcode:</div><div>WC1H 8NJ</div></div>	<div>27/11/2013</div>

Title:

Ms

First name:

Louise

Surname:

Gates

Person role:

Applicant

Declaration date:

27/11/2013

☒ 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 17/12/2013