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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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Rick"/>	Surname:	<input type="text" value="Wells"/>
Company name:	<input type="text" value="Fernandez & Wells"/>				
Street address:	<input type="text" value="8a Exhibition Road"/>			Country Code:	<input type="text"/>
	<input type="text"/>			National Number:	<input type="text"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Telephone number:	<input type="text"/>
County:	<input type="text"/>			Mobile number:	<input type="text"/>
Country:	<input type="text"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="SW7 2HF"/>			Email address:	<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="Lewis"/>	Surname:	<input type="text" value="Kinneir"/>
Company name:	<input type="text" value="Carmody Groarke"/>				
Street address:	<input type="text" value="2nd Floor"/>			Country Code:	<input type="text"/>
	<input type="text" value="21 Denmark Street"/>			National Number:	<input type="text" value="020 7836 2333"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Telephone number:	<input type="text"/>
County:	<input type="text"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="WC2H 8NA"/>			Email address:	<input type="text" value="lewis.kinneir@carmodygroarke.com"/>

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of Use:
 This Planning Application is for the Change of Use of Ground and Basement demises for 1-3 Denmark Street, WC2H 8LP; from A2 to A3 with A1 (mixed use). The existing A2 use of the building as a Job Centre was let by the freehold landlord (Stevens Properties Ltd) to the same tenant since 1930. The building was built by the current landlords grandfather. As such the building has both a long term standing in the history of the street, and the landlord respecting this heritage is keen that the new ground floor tenant understands the local context and is 'independent'.
 The new tenant Fernandez and Wells proposes a mixed use activity that re-activates this important corner ground floor and acknowledges the high street shop front pattern of Denmark Street. Fernandez and Wells propose a bistro as A3 and a Bakery as A1.
 Change of use; from A2 to A3 with A1 (mixed use).
A3, Main use:
 - Continental style café-bar bistro, with its roots in the market place.
 - Offering a Jamon (dry cured Spanish ham), cheeses, bread, snacks, coffee, wine and beer.
 - Serving breakfast through to evening.
A1, supplementary use:
 - Bakery, shop.
 - The A1 use acknowledges the opportunity to change use class between the existing A2 use and A1 without consent.
 - Retaining A1 use on the high street.
 - Given the property msq area the proposed activity looks to operate as both A3 and A1 uses.

3. Description of the Proposal (continued)

- Provide the offer of orthodox 'shop' use class to serve local trade.

Fernandez and Wells:

Fernandez & Wells established its name in Soho with three much-loved café/bars. The last couple of years have seen two further additions, in the eighteenth-century splendour of Somerset House, (described by Time Out as "the most welcome new opening of the winter") and on Exhibition Road in South Kensington. The well chosen selection of cured meats, cheeses, and wines by the glass, as well as fantastic coffee, home-made cakes and sandwiches continues to be a huge draw for urban foodies. The attention to detail and use of natural stone and wood for the interiors has also been highly praised, as has the very friendly service.

The concept for 1-3 Denmark Street is similar to our other outlets, that is to say a continental style café-bar bistro, with its roots in the market place.

On a typical day we open early morning – 7.30am in the weekday – a little later at weekends – for good coffee, filled croissants and other breakfast items such as eggs and 'pain perdu'. A significant proportion of this is take-away although there plenty of room for seating. At lunchtime, the fare is broadened a bit with salads, sandwiches, soups and stews and cakes – again, much of this is take out. This carries on through the afternoon until early evening when our top quality charcuterie, cheese and small tapas style offerings are available with wine by the glass.

As well as food and drink for consumption on the premises and take away there is also a range of goods for sale on display, both on the counter and on shelves. These items include cheeses, meats, our own brand coffee by the bag, and chocolate. We are developing our own brand range of biscuits, jams, sauces etc.

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text" value="G+B"/>
House name:	<input type="text" value="1-3"/>		
Street address:	<input type="text" value="Denmark Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC2H 8LP"/>		

Ground and Basement demise of 1-3 Denmark Street, WC2H 8LP.

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

Easting:	<input type="text" value="529919"/>
Northing:	<input type="text" value="181261"/>

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="John"/>	Surname:	<input type="text" value="Nichols"/>
Reference:	<input type="text" value="CA/2013/ENQ/07008"/>				
Date (DD/MM/YYYY):	<input type="text" value="07/10/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Pre-application advice was sought from the Duty Planner.

1. 07.Oct.2013 - 12:15 - Mr. John Nichols.

i) Site location: not in Central London Area or Central London Frontage. Could be useful to refer to relevant policies on the consideration of shop fronts and high street.

ii) Use: Currently A2 therefore can without planning application be changed to A1. A1 use on South side of Denmark Street is in accordance with 50% non A1 use criteria, as is introducing another use as Denmark St is predominantly retail shops. Change of use from A2 to A3 with A1, is suggested given described activities of an A3 bistro-café that will apply for a license, whilst wanting to retain A1 use also.

2. 14.Oct.2013 - 11:24 - Ms. Sally Sheppard.

i) Shop fronts: contribute to area, provide visual interest for onlookers, opportunities for overlooking of the street. Proposing this could be deemed a positive change from the existing non involved facade.

ii) refer to CPG 1 Design.

iii) refer to CPG5 Town Centres, Retail and Employment.

iv) Shop front with opening serving counter over pavement lights and building title deed demise line; Proposing this could be deemed a positive change from the existing non involved facade. This provides windows, doors and other active features at ground floor.

3. 16.Oct.2013 - 15:04 - Mr. John Nichols.

i) Separation of planning applications between Change of Use and Material Changes to fabric. This is often done to separate dependence of use change on a design matter.

ii) Inclusion of Advertisement consent as part of Full Planning Application. Yes if the proposals include advertisements that are illuminated, different from those that exist, are to be presented on windows, awnings or that could be considered to not have 'deemed consent rights'. Application will be a Full Planning Application with advertisement consent.

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:

Waste, Recycling and Storage:

Fernandez and Wells operates a discerning business that sources both sustainable ingredients in terms of production growth, rearing and manufacture; as well as packaging and locality from source.

Having trading relationships with several London based suppliers of beer, coffee, bread and cheese.

The business seeks to process waste in the following ways.

Separation of waste into five bins to aid both sorting, storage and collection.

- Waste (non recycling, minimised through sourcing)
- Food waste (non composting)
- Recyclable waste (packaging, bottles)
- Composting waste (uncooked, coffee grains. independent)
- Return packaging (brand bottles, coffee sacks, suppliers. independent)

Storage on site in the basement kitchen prep area provides space for both live waste (open bins in use) and dead waste (closed bins amassing waste bags).

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

If Yes, please provide details:

Separate storage and collection of recyclable waste:

As per the answer to waste collection, Fernandez and Wells actively recycle.

This is of both waste packaging, composting foodstuffs, return packaging.

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:

Rendered and painted brick work.
Aluminium framed windows.

Description of *proposed* materials and finishes:

No change.

Windows - description:

Description of *existing* materials and finishes:

Aluminium framed windows.

Description of *proposed* materials and finishes:

No change.

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:

Drawing Issue Sheet. 191_131022
Drawing pack existing + proposed. 191_X_##, 191_P_##
Design and Access Statement. 191_131022_DAS

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	4	4
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

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

191_X_20_02 - Existing plan - foul stack as existing building.
191_P_20_04 - Proposed plan - foul sewage connections to existing building stack.
This connection is as per the existing buildings historic connections.

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:

Current use of site:

The demise (Ground and Basement) is currently between tenants following a full strip out by the landlord of the building. The demise taken by the tenant will be provided as stripped out and capped off, without any fit-out work taken place. The tenant will be responsible for fitting out the demise.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

The last use of the site demise:

The demise (Ground and Basement) was used as a Job Centre drop in 'surgery' at ground and store at basement. (the upper floors were offices associated with the Job Centre.

This building was let to the same tenant by the buildings freehold landlord since 1930. The current freeholder built the building.

When did this use end (if known) (DD/MM/YYYY)?

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	117.5	117.5
A2 Financial and professional services	235.0	235.0	0.0	-235.0
A3 Restaurants and cafes	0.0	0.0	117.5	117.5
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	0.0	0.0	0.0	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
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	0.0	0.0	0.0	0.0
Total	235.0	235.0	235.0	0.0

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

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	0	0	0
Proposed employees	8	6	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	
A1	07:30:00	23:30:00	07:30:00	23:30:00	09:00:00	22:30:00	<input type="checkbox"/>
A3	07:30:00	23:30:00	07:30:00	23:30:00	09:00:00	22:30:00	<input type="checkbox"/>

21. Site Area

What is the site area?

127 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:

Commercial Processes and machinery:

Fernandez and Wells proposes an A3 with A1 use Bistro.

This activity will prepare and sell sandwiches, snacks, light dishes, bread, cakes and drinks.

The machinery required for this is simple catering stand alone items. These activities assimilated with a coffee shop bistro will utilise the existing extract and vent on the facade. No additional ventilation or conditioning plant is required or proposed.

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

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
Name: Mr. Alex Stevens	18/09/2013
Number: Suffix:	
Street:	
Locality:	
Town: London	
Postcode:	

Title: Mr First name: Lewis Surname: Kinneir

Person role: Agent Declaration date: 23/10/2013 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

23/10/2013