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

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
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:	Mr	First name:	Shaun	Surname:	Counihan
Company name:	Ajam 4 Ltd				
Street address:	C/O Niall Boland		Telephone number:	Country Code	National Number
	Healy LLP, Atrium Court				Extension Number
	15-17 Jockey's Fields				
Town/City:	London		Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:	WC1R 4QR				
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:	Miss	First Name:	Tori	Surname:	Evans
Company name:	MW-A				
Street address:	MW-A		Telephone number:	Country Code	National Number
	28 Margaret Street			020	7580 9336
			Mobile number:		
Town/City:	London		Fax number:		
County:	London		Email address:		
Country:					
Postcode:	W1W 8RZ		tori@mw-a.co.uk		

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

- Change of use of the lower ground, ground, first, second and third floor levels from office (class B1) for the provision of 1 x 3 bedroom, 4 x 2 bedrooms and 1 x 1 bedroom units flats (class C3).
- The erection of an additional storey at fourth floor level
- Elevational alterations including enlarging existing window openings and inserting new fenestration
- Construction of lightwell at lower ground floor level

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:	<div>14</div>	Suffix:	<div></div>
House name:	<div></div>		
Street address:	<div>Roger Street</div>		
	<div></div>		
Town/City:	<div>London</div>		
County:	<div></div>		
Postcode:	<div>WC1N 2JU</div>		

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

Easting:	<div>530887</div>
Northing:	<div>182120</div>

Description:

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:

Pre-planning advice was recieved on 25th February 2013 from Gideon Whittingham of Camden Council Planning Department. The main points of this reponse are summarised below.

- Land use – Loss of office accommodation

Marketing information will be requested to assist in making an assessment of the premises for its suitability for continued business use. Should this information adequately demonstrate the premises are not suitable for an alternative business use, and have been marketed sufficiently; the potential loss of commercial floorspace could be justified in this instance.

Planning Marketing Report is submitted with this application.

- Provision and quality of accommodation

The proposal would provide 1 x 3 bedroom, 3 x 2 bedrooms and 1 x 1 bedroom unit, assumed as market housing in this instance. Two bedroom units are identified as being very high priority, with three bed units medium priority and one bed/studios lower priority. The Council would expect at least 40% of market housing to provide two bedroom units, and considering the small number of units provided and the provision of a family sized unit in a ward identified as suffering from a lack of family sized accommodation, the mix of units is considered acceptable in this instance.

Appliation would provide 1 x 1 bedroom unit, 4 x 2 bedroom units and 1 x 3 bedroom unit.

- Design related issues/townscape

Basement

The lightwell would be at lower ground floor level to provide a courtyard. The proposal would be set behind a boundary wall therefore not publically visible. In townscape terms this would have an extremely limited impact on the conservation area so is not objectionable.

Façade treatment

The proposal would result in a significant number of elevational alterations which would change the appearance of the building, including greater expanses of glazing and the soot washed brickwork.

Given that the building is a neutral contributor to the conservation area, alterations to the façade could be acceptable subject to their appropriate design and quality of materials.

In terms of the current submission however, the application of soot colouring to the brickwork is considered unsympathetic to the appearance of the building and uncharacteristic to the wider conservation area. In terms of glazing, the extent proposed would greatly diminish the solid brickwork and associated stature of the building. Whilst the insertion of windows along the west facing elevation are acceptable, as are the recessed balconies on the north elevation, the expanse of glazing to the north and east facing elevations should be greatly reduced with possible surrounds to the openings.

Existing brickwork to be retained, repaired, washed and re-pointed. The brick work is not to be soot washed. Facade design has been revised to reduce the amount of glazing proposed.

Additional storey

There is an existing rooftop plant room on the western side of the roof and therefore in many views from the north, south and west the additional bulk of this part of the proposed will have a limited impact on the building. From the east there are longer views of the building from Gray's Inn Road and this would make the building taller than the listed buildings on Gray's Inn Road. However a variety of building heights in the immediate context are noted and one extra storey would not dominate the listed buildings or make this building significantly more prominent. Given the buildings corner location however, the subject of public views, an additional storey should be suitably recessed in order to mitigate concerns of bulk. The existing roof extension, by virtue of its alignment to the buildings footprint below, lacks the subordinate nature necessary to mitigate such concerns.

- Basement/lightwell

It is noted that the building is within an Archaeological Priority Area so the applicant is advised to consult with Greater London Archaeological Advisory Service as to what the implications of this may be.

- Impact on amenity

The Council will need to be satisfied that the development proposed does not result in a material loss of light, outlook or privacy to existing residential occupiers. The application site has windows facing 79 & 81 Gray's Inn Road which would feature timber louvers at all levels to restrict overlooking. As these properties are less than 8m away there is concern about mutual overlooking between the upper floors of the application site and Gray's Inn Road., however the louvers may have overcome this issue upon a site inspection. 85 Gray's Inn Road and 12 Roger Street are in commercial use so there is no concern about overlooking to these premises, and due to the constrained central London location a degree of overlooking from these premises is considered acceptable.

The proposed roof extension is not considered to have a significant impact on daylight or sunlight to the neighbouring commercial properties, but concern is raised about the impact on light to the upper floors of the Gray's Inn Road properties, and a daylight/sunlight report is recommended to demonstrate that habitable rooms to these properties are not significantly affected.

Noise is not considered to be a problem form the proposed balconies as they are relatively small and facing North Mews, however the proposed roof terrace and is proximity to Gray's Inn Road could be a problem. Other than that, the change of use of the building to a residential use is not considered to harm the amenity of any adjoining occupiers.

- Sustainability - resources and energy

An energy statement will be required to demonstrate how carbon dioxide emissions will be reduced in line with the energy hierarchy. All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property is included. As a guide, at least 10% of the project cost should be spent on the improvements.

- Transport, access and parking

The site has a Public Transport Accessibility Level of 6b (Excellent) and given the high level of public transport accessibility in the local area, the conversion to residential units would be required to be car-free in line with policies DP18 (Parking standards) and DP19 (Impact of parking). This would need to be secured through a S106 legal agreement.

In line with the Council's parking standards, the provision of cycle storage/parking for residential units at 1 space per unit.

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:

P_02 Demolition & Proposed Ground Floor Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Space to be provided within each proposed unit. Refer to Design and Access Statement for further details. Storage for the whole building to be provided within Bin Store accessed from North Mews

P_02 Demolition & Proposed Ground Floor Plan

P_03 Demolition & Proposed First Floor Plan

P_04 Demolition & Proposed Second Floor Plan

P_05 Demolition & Proposed Third Floor Plan

P_06 Demolition & Proposed Fourth Floor Plan

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition is necessary to facilitate proposed alterations.

10. 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:

Local London Stock Brick - flemish bond

Description of *proposed* materials and finishes:

Local London Stock Brick - flemish bond

Roof - description:

Description of *existing* materials and finishes:

Bitumen flat roof

Description of *proposed* materials and finishes:

Paved structural waterproofing and Sedum roof

Windows - description:

Description of *existing* materials and finishes:

UPVC Windows

Description of *proposed* materials and finishes:

Anodised aluminium framed, double glazed windows

Doors - description:

Description of *existing* materials and finishes:

Temporary door

Description of *proposed* materials and finishes:

Frameless glass entrance door to communal entrance
Hardwood timber framed door to North Mews Elevation

10. (Materials continued)

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:

- P_00 Site Plan
- P_01 Demolition & Proposed Lower Ground Floor Plan
- P_02 Demolition & Proposed Ground Floor Plan
- P_03 Demolition & Proposed First Floor Plan
- P_04 Demolition & Proposed Second Floor Plan
- P_05 Demolition & Proposed Third Floor Plan
- P_06 Demolition & Proposed Fourth Floor Plan
- P_07 Demolition & Proposed Roof Plan
- P_08 Demolition Roger Street Elevation
- P_09 Proposed Roger Street Elevation
- P_10 Demolition North Mews Elevation
- P_11 Proposed North Mews Elevation
- P_12 Demolition & Proposed East Elevation
- P_13 Demolition & Proposed North Elevation
- P_14 Demolition & Proposed South Elevation
- P_15 Demolition Section AA
- P_16 Proposed Section AA
- P_17 Demolition & Proposed Section BB
- P_18 Demolition & Proposed Section CC
- P_19 Front Elevation - Detail
- Design & Access Statement
- Daylight/Sunlight Report
- Structural Methodology/Basement Impact Assessment
- Sustainability Statement
- BREEAM Pre-Assessment
- Noise Survey/Noise Impact Assessment
- Archaeological Desk Based Assessment
- Planning Marketing Report

11. 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	6	6
Other (e.g. Bus)	0	0	0
Short description of Other			

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

The building is vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Office (Use Class B1)

When did this use end (if known) (DD/MM/YYYY)? 01/01/2012

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

16. 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 construction - Recommendations'.

17. Trade Effluent

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

18. 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
Houses					
Flats/Maisonettes	1	4	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 6

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	6
Total existing residential units	0

19. 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)	422.5	422.5	0.0	-422.5
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		422.5	422.5	0.0	-422.5

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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20. 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	0	0

21. 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	

22. Site Area

What is the site area?

00.01

hectares

23. 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:

N/A

Is the proposal for a waste management development?

☐ Yes☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes☒ No

25. 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

26. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
<div><div>Name</div><div>SHREEJI Properties Limited c/o Property & Finance Consultants Limited</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div></div><div>Street:</div><div>P.O. Box 465</div><div>Locality:</div><div>Taunton</div><div>Town:</div><div>Somerset</div><div>Postcode:</div><div>TA2 6YF</div></div> <div></div>	<div>22/04/2013</div>
<div><div>Name</div><div>Euston Trust Limited</div><div><div>Number:</div><div>231</div><div>Suffix:</div><div></div></div><div>Street:</div><div>Euston Road</div><div>Locality:</div><div></div><div>Town:</div><div>London</div><div>Postcode:</div><div>NW1 3AD</div></div> <div></div>	<div>22/04/2013</div>
<div><div>Name</div><div>Euston Trust Limited</div><div><div>Number:</div><div>36</div><div>Suffix:</div><div></div></div><div>Street:</div><div>Stoke Hill</div><div>Locality:</div><div>Stoke Bishop</div><div>Town:</div><div>Avon, Bristol</div><div>Postcode:</div><div>BS9 1LQ</div></div> <div></div>	<div>22/04/2013</div>

Title:

Miss

First name:

Tori

Surname:

Evans

Person role:

Agent

Declaration date:

18/04/2013

☒ Declaration made

26. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:

Miss

First Name:

Tori

Surname:

Evans

Person role:

Agent

Declaration date:

18/04/2013

☒ Declaration Made

27. 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

18/04/2013