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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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="02074351144"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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:

SUMMARY OF CONCERNS RAISED AT PRE-APP MEETING WITH AYSEGUL OLCAR-CHAMBERLIN AND CHARLES ROSE HELD ON 16TH NOVEMBER 2012.

1. Land use – The site was in the ownership of LBC, and has been vacant since 13th July 2007 when the office lease terminated. Since then the site has been squatted and most recently occupied by residential guardians to prevent further squatters, employed by LBC.
2. D&S Impact on upper storeys of 8 Camden Rd – LBC organised access to this accommodation this year, and subsequently a daylight & sunlight study has been carried out by Savills and found in Appendix A of the Pre-app document. The report confirms the scheme to be compliant with BRE guidelines and relevant local planning policy.
3. Mix of units – Due to the nature of the site, location and the particular size and character of the spaces, 2 bed units are provided and meet Camden's policy requirement.
4. Privacy from roof terrace – Concerns addressed by reducing the size of the terrace, setting it back from the rear, and introducing planting (the concept of which would be developed in an application).
5. Cycle parking – Concerns addressed - M1 has good storage at basement level under the entrance bridge, in M2 and M3 we have provided vertical format storage on the external terrace using a wall hook type arrangement and a lockable door which is the most workable solution taking into account site conditions. This would provide secure storage. In M4, we have provided a dedicated cupboard internally which is a bike store, hanging a bike in a similar way.
6. Details of Basement excavation – The existing slab will be altered by +/-400mm to allow for adequate floor to ceiling heights to all units. The applicant is assuming that this will not trigger a requirement for a BIA.
7. Sustainability report to meet Code Level 4 – A sustainability report for the new build section of the scheme has been undertaken and indicates a code level 4 will be achieved.
8. Compliance with Lifetime Homes Standards – 16 point checklist can be found in Appendix B of the Pre-app Document. Please note that we have provided ambulant disabled ground level WC's in M1, 2, and 3. Since M4 is on an upper floor we have not done this but it has an ambulant disabled WC at its entrance level.

Design Concerns

1. Align width of terrace – We were asked us to analyse the terrace and ensure the proposal followed the predominant pattern in the street. The building widths along the terrace have been accurately measured and have found they increase along the terrace towards Camden Road. The 3 storey element to this proposal as previously submitted is 100mm wider than the widest property so follows the predominant pattern.
2. Reduce height and solidity of screening element – An elegant perforated brick panel has been proposed that allows light through, breaking the solid element up whilst still keeping the original design intent. The screen will therefore hide the unsightly rendered extension whilst retaining a sense of openness and lightness. Please note that the window behind is a WC window. The height of this panel has been designed to line with the top of the existing window cills along the terrace.

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)

PLEASE SEE DESIGN & ACCESS STATEMENT AND DRAWING A1000 FOR DETAILS OF PEDESTRIAN ACCESS.

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:

DRAWING NUMBER A1000

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

Yes No

If Yes, please provide details:

DRAWING NUMBER A1000

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:

POOR QUALITY WHITE RENDER AND BUFF BRICK

Description of *proposed* materials and finishes:

HIGH QUALITY GREY BRICK AND BRONZED METAL PANELLING

Roof - description:

Description of *existing* materials and finishes:

FLAT ROOF CONSTRUCTION

Description of *proposed* materials and finishes:

FLAT ROOF CONSTRUCTION - SINGLE PLY MEMBRANE

Windows - description:

Description of *existing* materials and finishes:

LOW QUALITY TIMBER SINGLE GLAZED WINDOWS

Description of *proposed* materials and finishes:

HIGH QUALITY DOUBLE GLAZED METAL WINDOWS

Doors - description:

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

METAL paneled

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:

SK01 GIVES A 3D VISUALISATION OF THE PROPOSAL FROM CAMDEN ROAD

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

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:

VACANT SINCE JULY 2007. CURRENTLY OCCUPIED BY RESIDENTIAL GUARDIANS TO PREVENT FURTHER SQUATTING EMPLOYED BY LBC

Is the site currently vacant? Yes No

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

OFFICE LEASE TERMINATED IN JULY 2007. WHEN UNDER THE OWNERSHIP OF LBC THE PROPERTY WAS VACATED AND APART FROM THE PERIOD IT WAS SQUATTED IT WAS IMMEDIATELY IDENTIFIED FOR POTENTIAL DISPOSAL SO WAS NEVER MARKETED FOR LETTING. FOR MORE INFORMATION PLEASE CONTACT ROBIN STRATTON, LBC HEAD OF ASSET STRATEGY AND VALUATIONS (020 7974 1504)

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

Proposed Market Housing Total

4

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	4
Total existing residential units	0

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)	197.0	197.0	0.0	-197.0
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	197.0	197.0	0.0	-197.0

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	0	0	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	

21. Site Area

What is the site area?

175

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:

-

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

Notice recipient	Date notice served
Name: Robin Stratton	28/03/2013
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: 2nd Floor Argyle Street	
Locality: Town Hall Extension	
Town: London	
Postcode: WC1H 8NJ	

Title: Mr First name: Christian Surname: Brailey
Person role: Applicant Declaration date: 28/03/2013 Declaration made

25. 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: Mr First Name: CHRISTIAN Surname: BRAILEY
Person role: Agent Declaration date: 28/03/2013 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

28/03/2013