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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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="Maurice"/>	Surname:	<input type="text" value="Leonard"/>		
Company name:	<input type="text" value="GFZ Investments Ltd."/>						
Street address:	<input type="text" value="4"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text" value="Lower Addison Gdns."/>				<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>			Email address:	<input type="text"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="WC1N 2DR"/>						
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="Tim"/>	Surname:	<input type="text" value="Blackwell"/>		
Company name:	<input type="text" value="CWA"/>						
Street address:	<input type="text" value="28. Margaret St"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text"/>				<input type="text" value="02075809336"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="London"/>			Email address:	<input type="text"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="w1w8rz"/>				<input type="text" value="tim@mw-a.co.uk"/>		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Proposal: Change of use of commercial (Class B1) building to residential (Class C3) to create 6 new residential units (1 x 1 bed unit, 4 x 2 bed units and 1 x 3 bed mews house) as well as additions and alterations to include reinstatement of basement level of non-original extension at no. 20A John St, enlarging of front light-well to John St. and addition of light-well and railings within existing site curtilage to Roger St. elevation, addition of 2 no. windows and 1 no. entrance door to proposed mews house Roger St. elevation, proposed roof terrace to existing flat roof over non-original extension at no. 20A John St, addition of 3 no windows to area beneath existing entrance portico to No. 20 John St. along with minor alterations to front railings to street, internal refurbishment and the installation of a new refuse lift from basement light-well to the street level to existing Grade 2 Listed Building.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	20	Suffix:	
House name:	A P Watt Ltd		
Street address:	John Street		
Town/City:	London		
County:			
Postcode:	WC1N 2DR		

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

Easting:	530834
Northing:	182108

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:	Ms	First name:	Angela	Surname:	Ryan
Reference:	CA\2012\ENQ\09778				
Date (DD/MM/YYYY):	23/01/2013	(Must be pre-application submission)			

Details of the pre-application advice received:

Pre-planning advice was received on 11th February 2013 from Angela Ryan of Camden Borough Council Planning Department (ref: CA\2012\ENQ\09778). The main points of this response are summarised below (with MWA responses in red italics):

1. The principal of a mansard to the rear extension fronting onto Roger Street is generally unacceptable and inappropriate given the context and host building.

Noted - mansard omitted and replaced by a proposed roof terrace

2. Concerns over the quality of light which would be achieved in the proposed living room/kitchen areas.

Please refer daylight and sunlight report, submitted as part of this application

3. Proposed unit mix is unacceptable. LBC would prefer to see the inclusion of small (1 bedroom) units, and larger (3+ bedroom) units.

Noted. Unit mix amended to reflect comments.

4. Proposed bin store locations and access unclear on pre-planning drawings. These need to be clarified.

Noted - bin store locations marked clearly on plans. Refer 'Waste Storage Provision' section later in this document for further details.

5. Change of use from office (B1) to residential (C3) would likely be acceptable in principle.

Noted.

6. Proposed lightwell extension to corner of John Street & Roger Street likely to be acceptable. Lightwells to Roger Street elevation, and current detailing of proposed entrance to rear extension deemed contentious.

Lightwells to Roger Street omitted, and entrance detailing amended in accordance with LBC advice.

7. The interior of the rear extension is deemed to be of no historical significance, but the staircase to the main propoerty is thought to be original and should be retained.

Noted - stair to be retained and refurbished.

8. Proposals should be designed to Lifetime Homes standards where feasible.

Please refer 'Lifetime Homes Assessment' section later in this report.

9. LBC provided a list of documentation which should be provided as part fo any full planning application.

This list has been extensively consulted. Relevant documents have been submitted as part of this application.

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)

P_01 - Existing / Demolition / Proposed Ground Floor Plan
P_02 - Existing / Demolition / Proposed Basement Floor Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

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 existing vault within the curtilage of the site. Access to street level to be provided via a bin lift. Further details available in Design and Access Statement and on the plans listed below,

P_01 - Existing / Demolition / Proposed Ground Floor Plan

P_02 - Existing / Demolition / Proposed Basement Floor Plan

P_14 - Existing / Demolition / Proposed John St. Lightwell Elevation

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

P_01 Existing/Demolition/Proposed Basement Floor Plan,
P_02 Existing/Demolition/Proposed Ground Floor Plan,
P_03 Existing/Demolition/Proposed First Floor Plan,
P_04 Existing/Demolition/Proposed Second Floor Plan,
P_05 Existing/Demolition/Proposed Third Floor Plan,
P_06 Existing/Demolition/Proposed Roof Plan,
P_07 Existing/Demolition/Proposed John St. Elevation,
P_08 Existing/Demolition/Proposed Roger St. Elevation,
P_09 Existing/Demolition/Proposed Rear Elevation,
P_10 Existing/Demolition/Proposed Section AA,
P_11 Existing/Demolition/Proposed Section BB,
P_13 Existing/Demolition/Proposed Section CC,
P_14 Existing/Demolition/Proposed John St. Lightwell Elevation,
P_15 Existing/Demolition/Proposed Roger St. Lightwell Elevation,

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

London stock brickwork - Flemish bond
White rendered plaster
Guaged chelsea yellow window arches

Description of *proposed* materials and finishes:

London stock brickwork - Flemish bond
White rendered plaster
Guaged chelsea yellow window arches

Roof covering- add description

Description of *existing* materials and finishes:

Slate tiles to mansard
Felt membrane roof to upper and single-storey rear extension roofs

Description of *proposed* materials and finishes:

Slate tiles to mansard
Felt membrane roof to upper and single-storey rear extension roofs
Cedar deck and panelling to proposed roof terrace

Chimney - add description

Description of *existing* materials and finishes:

London Stock brickwork

Description of *proposed* materials and finishes:

London Stock brickwork

Windows - add description

Description of *existing* materials and finishes:

Hardwood timber frame casement windows to front elevation - white paint finish
Hardwood timber frame sash windows to side elevation - white paint finish
Hardwood timber frame sash windows to rear elevation - white paint finish

Description of *proposed* materials and finishes:

Hardwood timber frame casement windows to front elevation - white paint finish
Hardwood timber frame sash windows to side elevation with historic double glazing - white paint finish
Hardwood timber frame sash windows to rear elevation - white paint finish

External doors - add description

Description of *existing* materials and finishes:

Hardwood timber frame doors to side elevation - white / blue paint finish

Description of *proposed* materials and finishes:

Hardwood timber frame doors to side elevation - white / black paint finish

Ceilings - add description

Description of *existing* materials and finishes:

Suspended fibrous plaster ceiling tiles

Description of *proposed* materials and finishes:

Suspended plasterboard - white paint finish

Internal walls - add description

Description of *existing* materials and finishes:

Original timber frame partitions
Non-original timber frame partitions
Non-original aluminium and glazed frame partitions

Description of *proposed* materials and finishes:

Timber / metal stud, and concrete block partitions with painted plasterboard finish
Original timber frame partitions

14. Materials (continued)

Floors - add description

Description of *existing* materials and finishes:

Non-original carpet tiles on original timber substructure
Non-original tiles on original timber substructure

Description of *proposed* materials and finishes:

Selected carpet
Selected timber floor boards
Selected tiles

Internal doors - add description

Description of *existing* materials and finishes:

Original timber doors
Non-original timber doors
Non-original aluminium doors

Description of *proposed* materials and finishes:

Solid-core timber doors - paint finish

Rainwater goods - add description

Description of *existing* materials and finishes:

Lead-lined box gutters
Cast iron rainwater pipes to front elevation
PVC rainwater pipes to rear elevation

Description of *proposed* materials and finishes:

Lead-lined box gutters
Cast iron rainwater pipes to front elevation
Cast iron rainwater pipes to rear elevation

Boundary treatments - add description

Description of *existing* materials and finishes:

Stone and lead copings to brickwork party walls
Stone and cast iron railings to lightwells

Description of *proposed* materials and finishes:

Stone and lead copings to brickwork party walls
Stone and cast iron railings to lightwells

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

Non-original metal-cased light fittings

Description of *proposed* materials and finishes:

Selected metal-cased light fittings

Others - add description

Other

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

P_01 - Existing / Demolition / Proposed Ground Floor Plan
P_02 - Existing / Demolition / Proposed Basement Floor Plan
P_03 - Existing / Demolition / Proposed First Floor Plan
P_04 - Existing / Demolition / Proposed Second Floor Plan
P_05 - Existing / Demolition / Proposed Third Floor Plan
P_06 - Existing / Demolition / Proposed Roof Plan
P_07 - Existing / Demolition / Proposed John St. Elevation
P_08 - Existing / Demolition / Proposed Roger St. Elevation
P_09 - Existing / Demolition / Proposed Rear Elevation
P_10 - Existing / Demolition / Proposed Section AA
P_11 - Existing / Demolition / Proposed Section BB
P_13 - Existing / Demolition / Proposed Section CC
P_14 - Existing / Demolition / Proposed John St. Lightwell Elevation
P_15 - Existing / Demolition / Proposed Roger St. Lightwell Elevation

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

Other

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

16. 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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

17. 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

18. Existing Use

Please describe the current use of the site:

Class B1 (office)

Is the site currently vacant? ☒ Yes ☐ No

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

February 15th 2013

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

15/02/2013

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

19. 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'.

20. Trade Effluent

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

21. 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			1		
Flats/Maisonettes	1	4			
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

22. 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)	520.0	520.0	38.0	-482.0
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		520.0	520.0	38.0	-482.0

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
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23. 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

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

24. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate 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 on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

29. 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

30. 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