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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="Paul"/>	Surname:	<input type="text" value="Godfrey"/>		
Company name	<input type="text" value="Zen Developments"/>						
Street address:	<input type="text" value="Hillview House"/>			Country Code	National Number	Extension Number	
	<input type="text" value="1 Hallswelle Parade"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City	<input type="text"/>			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="NW11 0DL"/>						
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="Luigi"/>	Surname:	<input type="text" value="Beltrandi"/>		
Company name:	<input type="text" value="CZWG Architects Llp"/>						
Street address:	<input type="text" value="17 Bowling Green Lane"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text" value="0044"/>	<input type="text" value="2072532523"/>	
	<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="EC1R 0QB"/>						

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)

House:	4	Suffix:	
House name:			
Street address:	St. Augustines Road		
Town/City:	London		
County:			
Postcode:	NW1 9RN		

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

Easting:	529714
Northing:	184369

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:	Mr	First name:	Charles	Surname:	Rose
Reference:	unknown				
Date (DD/MM/YYYY):	16/11/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

Meeting was also attended by Robert Tulloch.
Following initial pre-application, consultation with the locals took place on the 12th of December 2012. Following this a second planning meeting was organised on the 18th of January 2013.
Details are available on the chapter 8 of the Design and Access Statement

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)

2 no. existing crossovers will not be required. The existing cross over on St. Augustine's Rd. is to be replaced by an on street parallel car parking spaced with an electric car charging point.
1 no. new pedestrian access into the new building is proposed.

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:

Provision for 72 l per person has been made when sizing the bin stores adjacent to the main entrance.

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

If Yes, please provide details:

In line with the Code for sustainable Homes requirements

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:

There are no buildings on the site.

Description of *proposed* materials and finishes:

London Stock Brick

Roof - description:

Description of *existing* materials and finishes:

There are no buildings on the site.

Description of *proposed* materials and finishes:

Slate tiles

Windows - description:

Description of *existing* materials and finishes:

There are no buildings on the site.

Description of *proposed* materials and finishes:

Aluminium Powder Coated Finish Windows. Pantone 5545U / RAL 180 50 05

Doors - description:

Description of *existing* materials and finishes:

There are no buildings on the site.

Description of *proposed* materials and finishes:

Painted Timber Front Door

Boundary treatments - description:

Description of *existing* materials and finishes:

London Stock Brick Boundary Wall to be repointed and repaired

Description of *proposed* materials and finishes:

New panels to be added to existing wall in reclaimed London Stock Brick. East boundary to have party fence in timber to match the height of the brick wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Please refer to Landscaping Chapter 11 on the Design and Access Statement

Lighting - add description

Description of *existing* materials and finishes:

There are no buildings on the site.

Description of *proposed* materials and finishes:

Low energy lighting controlled by movement detector to meet Code for Sustainable Homes and Secure by Design requirements

9. (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:

Existing Plans:
1913-00-SK-0100 Site Plan
1913-00-SK-0101 Existing Context Elevations
Proposed Site Plan:
1913-00-DR-0100 Site Plan
Proposed Plans:
1913-00-DR-0101 Lower Ground Floor
1913-00-DR-0102 Upper Ground Floor
1913-00-DR-0103 First Floor
1913-00-DR-0104 Second Floor
1913-00-DR-0105 Third Floor
1913-00-DR-0106 Roof Plan
Proposed Elevations
1913-00-DR-0601 Elevation AA
1913-00-DR-0602 Elevation BB
1913-00-DR-0603 Elevation CC
1913-00-DR-0604 Elevation DD
1913-00-DR-0610 Context Elevations
Proposed Sections
1913-00-DR-0401 Section AA
1913-00-DR-0402 Section BB
Details
1913-00-SK-0102 Balcony Details
Design and Access Statement:
1913_Design_and_Access_Statement_low_res
Daylight and Sunlight Report:
2013-02_20_Daylight_and_Sunlight_Report_4_St_Augustines_Road_Camden_COMPLETE
Code fro Sustainable Homes pre Assesment:
CfSH Planning Statement St Augustines
Energy Statement:
St Augustines Energy Statement 02
Appendix1: St Augustines Construction Summary PLANNING
Appendix 2:
St Augustines SAP-CO2 Summary PLANNING
Appendix 3:
Solar Slate technical datasheet
UP-M230M to UPM250M Data Sheet
SAP Worksheets
MultipleCSH
Planning Statement:
Planning Statement February 2013

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	1	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	18	18
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):

The development will connect to the existing sewage shown on the Thames water.pdf layout plan.
Details to be developed with the assistance of Statutory authorities.

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:

Desused hard standing

Is the site currently vacant?

☒ Yes ☐ No

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

Builders Yard

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

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		2	7		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 9

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

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

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

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? 00.06 hectares

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:

Not Applicable

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.

25. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	Joint receivers c/o Eddisons			<div>01/03/2013</div>	
Number:		Suffix:			
Street:	Charing Cross Road				
Locality:					
Town:	London				
Postcode:	WC2H 0AU				
Title:	Mr	First name:	Paul	Surname:	Godfrey
Person role:	Applicant	Declaration date:	01/03/2013	<input checked="" type="checkbox"/> 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:	Paul	Surname:	Godfrey
Person role:	Applicant	Declaration date:	01/03/2013	<input checked="" type="checkbox"/> 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

01/03/2013