

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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:	Ivan	Surname:	Christmas	
Company name:	London Borough of Camden					
Street address:	33-35 Jamestown Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	UK					
Postcode:	Nw1 7DB					
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:	Mr	First Name:	Douglas	Surname:	McCorkell	
Company name:	Rick Mather Architects					
Street address:	123 Camden High Street			Country Code	National Number	Extension Number
				Telephone number:	02072841727	
				Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	UK					
Postcode:	NW1 7JR				dmccorkell@rickmather.com	

3. Description of the Proposal

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

Refurbishment of an existing community youth centre including replacing existing garage door facade with new facade. Internal reorganisation and demolitions to accommodate juice bar and gym.

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:	<input type="text" value="25"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Highgate Newtown Community Centre"/>		
Street address:	<input type="text" value="Bertram Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="N19 5DQ"/>		

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

Easting:	<input type="text" value="528778"/>
Northing:	<input type="text" value="186507"/>

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:	<input type="text"/>	First name:	<input type="text" value="Amanda"/>	Surname:	<input type="text" value="Peck"/>
--------	----------------------	-------------	-------------------------------------	----------	-----------------------------------

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

We met with Planning Officer Amanda Peck on 18.02.2013. She advised that the proposals should make clear the proposed materials used, the planning history involving the planning condition on Chester Balmore and how the relocated uses are to be accommodated. All of this has been undertaken within 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

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:

As existing refer to drawings 544-1010 and 544-1011

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

If Yes, please provide details:

As existing refer to drawings 544-1010 and 544-1011

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)?

The proposed demolition work is necessary in order to:

1. For the external facade - to improve the appearance and thermal performance
2. The internal alteration - to make the Fresh Youth Academy function more efficiently and to improve thermal performance and accessibility

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:

The existing building is made of red common brick, grey/blue engineering brick both in English cross bond. There are 3 large metal garage doors on the south elevation - to be demolished.

Description of proposed materials and finishes:

All the brick is retained. The three garage door bays of the South Courtyard elevation are in filled with a stud frame clad in cementitious board. Timber framed windows run in a ribbon across all three bays. The building is entered via a timber framed glass double doors within the central bay. The glass and the cladding are protected by 38mm x 235mm vertical timber louvres that offer solar shading and privacy as well as unifying the facade across the three bays.

Roof - description:

Description of existing materials and finishes:

GRP insulated roof with rooflights.

Description of proposed materials and finishes:

No change.

Windows - description:

Description of existing materials and finishes:

The existing metal garage doors contain windows.

Description of proposed materials and finishes:

Timber framed internally opening windows run in a ribbon across all three bays.

Doors - description:

Description of existing materials and finishes:

Existing front door on the south elevation is a single leaf painted metal door within a large fixed garage door.
Existing door on the west elevation is painted timber.

Description of proposed materials and finishes:

Proposed front door on the south elevation - double timber door with glass vision panels.
Proposed door on the west elevation - timber.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmacadam vehicle access to parking / delivery courtyard

Description of proposed materials and finishes:

External levels sloped to create accessible entrance in tarmacadam finsh and hardcore substrate.

Lighting - add description

Description of existing materials and finishes:

Street lighting to surrounding footpaths and building mounted floodlights to surrounding Highgate Newtown Community Centre buildings. Plus one floodlight mounted on the existing Fresh Youth Academy.

Description of proposed materials and finishes:

Exsiting floodlight replaced in the same location on the south - courtyard facade above the main entrance.

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:

544-71000 Design and Access statement and drawings 544-1100, 544-1105, 544-1106, 544-1200, 544-1205 and 544-1206.

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	0	0
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	<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	<input type="text"/>				

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):

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?

<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	

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 Fresh Youth Academy is currently used as a community youth centre and is one building which forms part of the Highgate Newtown Community Centre.

Is the site currently vacant? ☐ Yes ☒ No

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

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	5	0
Proposed employees	2	5	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	
D1							<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

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 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

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

26. Certificates (Agricultural Land Declaration - continued)

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Douglas"/>	Surname:	<input type="text" value="McCorkell"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="21/02/2013"/>	<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="21/02/2013"/>
-------------------------------------	------	---