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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:	Mr	First name:	Jim	Surname:	Moffatt	
Company name	Pirton Ltd					
Street address:	32 Bloomsbury Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	WC1B 3QJ					
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:	Jim	Surname:	Garland	
Company name:	Jim Garland Architects Ltd					
Street address:	1 Dolphin Quay Queen Street			Country Code	National Number	Extension Number
				Telephone number:	+44	1243 370502
				Mobile number:		
Town/City	Emsworth			Fax number:		
County:	Hampshire			Email address:		
Country:	United Kingdom					
Postcode:	PO10 7BU			jim@garland.org.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Remodeling of the existing building to include 3 news floors of residential accommodation comprising 5 flats. These will sit on a further floor comprising a structural transfer deck, plant for all flats and covered bike parking to serve all flats. Construction of a Refurbishment to include balconies to all flats, addition of an insulated rain screen cladding system, new entrance vestibule with ramped access to parking, refurbishment of all common parts to include upgraded ventilation and fire safety measures. Improvements to Tobin Close to include resurfacing of the road and controlled parking.

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="55"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Kings College Court"/>		
Street address:	<input type="text" value="Primrose Hill Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 3EA"/>		

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

Easting:	<input type="text" value="527481"/>
Northing:	<input type="text" value="184390"/>

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" value="Mr"/>	First name: <input type="text" value="Richard"/>	Surname: <input type="text" value="Black"/>
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Reference:

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

Details of the pre-application advice received:

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)

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:

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

If Yes, please provide details:

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:

Vertically arranged brown brick masonry panels with painted white rendered spandrels between the separating vertical arrangement of windows.

Description of proposed materials and finishes:

Brickwork to be over-clad with ceramic granite rainscreen cladding installed over 60mm rigid insulation. White rendered spandrels to be over-clad with curtain wall glazing as part of the new window installation.

Roof - description:

Description of existing materials and finishes:

All areas of roof, both flat and pitched to the top of the lift motor room, finished with a bitumen felt, mainly concealed behind the parapet detail.

Description of proposed materials and finishes:

New roof to be in a single play membrane, coloured neutral grey, with powder coated aluminum eaves details and concealed drainage.

Windows - description:

Description of existing materials and finishes:

Single glazed metal Crittall windows painted black

Description of proposed materials and finishes:

Aluminum Double glazed thermally broken windows as part of curtain wall glazing, colour 7012 Basalt grey

Doors - description:

Description of existing materials and finishes:

Main entrance door is a timber framed with glazed panels. Secondary and fire escape doors are flush timber, painted dark grey

Description of proposed materials and finishes:

New doors to the vestibule in powder coated aluminum with double glazed full height panels. Secondary doors and fire escapes to be powder coated aluminum with double glazed vision panels to meet Part M requirements

Boundary treatments - description:

Description of existing materials and finishes:

Mixture of hedge, fence and walls

Description of proposed materials and finishes:

To remain as existing. Introduction of new chain link fencing where holes occur in existing fence embedded in boundary hedge.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmacadam

Description of proposed materials and finishes:

Block paving to all areas of Tobin Close and Kings College Court parking

Lighting - add description

Description of existing materials and finishes:

Bollard lighting to either side of path to main entrance. Bulkhead lighting to under croft of building.

Description of proposed materials and finishes:

Recessed path lights to new paving to front entrance. Recessed lights to canopy to front entrance. Recessed lighting to new rear entrance to ramped access. Bulkhead lighting elsewhere.

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:

See separate Design and Access Statement, which contains schedule of submitted drawings

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	48	48	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	53	53
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	<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):

New flats connect into existing SVP's. See drawings 0903/1103/P2 and 0903/0001/P1 for details of existing waste drainage

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?

<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	

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:

Existing 9 storey residential apartment block containing 48 No flats plus associated parking and communal landscaped areas.

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

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	16	34	2	1	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 53

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	16	32			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 48

Overall Residential Unit Totals

Total proposed residential units	53
Total existing residential units	48

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	1	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	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area? 4,722 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:

Domestic air handling units being installed within the transfer deck

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	Abolhassan Jananshahi	26/12/2012		
Number:	1 Suffix:			
Street:	Kings College Court			
Locality:	55 Primrose Hill Road			
Town:	London			
Postcode:	NW3 3EA			
Name	Robert Glynn Speight	26/12/2012		
Number:	105 Suffix:			
Street:	Gloucester Avenue			
Locality:				
Town:	London			
Postcode:	NW1 8LB			
Name	Mr A, V, R Shah	26/12/2012		
Number:	90 Suffix:			
Street:	Normandy Avenue			
Locality:				
Town:	Barnet			
Postcode:	EN5 2HS			
Name	Yosef Dan Zekaria	26/12/2012		
Number:	4 Suffix:			
Street:	Trenchard Court			
Locality:	2A Neeld Crescent			
Town:	London			
Postcode:	NW4 3XZ			
Name	Dr Nicol George	26/12/2012		
Number:	31 Suffix:			
Street:	Colbert Avenue			
Locality:				
Town:	Southend on Sea			
Postcode:	SS1 3BH			
Title:	Mr First name:	Jim Surname:	Garland	
Person role:	Agent	Declaration date:	31/12/2012	<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:	Jim	Surname:	Garland
Person role:	Agent	Declaration date:	31/12/2012	<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

31/12/2012