

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:	John	Surname:	Hare
Company name:	Bedford Court Mansions Ltd				
Street address:	Flat 51		Telephone number:	Country Code	National Number
	Bedford Court Mansions				Extension Number
	Bedford Avenue		Mobile number:		
Town/City:	London		Fax number:		
County:	Greater London		Email address:		
Country:	UK				
Postcode:	WC1B 3AA				
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:	Miss	First Name:	Jenny	Surname:	Lee
Company name:	BPR Architects				
Street address:	BPR Architects		Telephone number:	Country Code	National Number
	The Boathouse 1 Embankment				Extension Number
	Putney		Mobile number:		
Town/City:	London		Fax number:		
County:			Email address:		
Country:					
Postcode:	SW15 1LB		jlee@bprarchitects.com		

3. Description of the Proposal

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

New Porters Lodge and improved communal access arrangements to Bedford Court Mansions, including provision of new stairs and an inclined platform lift. Existing concrete stair and bridge link to be demolished and replaced to suit new layout.

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"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Bedford Court Mansions"/>		
Street address:	<input type="text" value="Bedford Avenue"/>		
	<input type="text" value="Bloomsbury"/>		
Town/City:	<input type="text" value="City of London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1B 3AA"/>		

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

Easting:	<input type="text" value="529878"/>
Northing:	<input type="text" value="181560"/>

Description:

Archway located in Block B of Bedford Court Mansions, and part of central courtyard.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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)

1120-01-03C

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

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 new layout raises the finished floor level under the archway to facilitate level access from Bedford Avenue to accommodation at the rear of the site. The stair and bridge link need to be demolished and replaced to suit the new floor level.

The existing stair is narrow and steep which restricts resident access to the courtyard, and will be replaced with a compliant stair.

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:

Under archway: brick, painted white

Description of *proposed* materials and finishes:

Under archway: Portland stone to mid level, glazing from mid level to underside of soffit.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

Painted timber door with fanlight leading from archway to existing service stair.

Description of *proposed* materials and finishes:

Timber doors to match existing, existing door to be reused if possible.
Glazed security screen and double door across archway, glazed to porter's lodge. Glazed doors to be frameless with stainless steel ironmongery.

Boundary treatments - description:

Description of *existing* materials and finishes:

Decorative wrought iron gates painted black.

Description of *proposed* materials and finishes:

Existing gates retained. Introduce new glazed security screen under arch, set back from Bedford Avenue.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete vehicle access and york stone paths from Bedford Avenue to back of archway.

Description of *proposed* materials and finishes:

Pavement to be reinstated in front of arch in york stone to match existing. New york stone finish from pavement to Block B Rear, no vehicle access.

Lighting - add description

Description of *existing* materials and finishes:

Three pendant lights, surface mounted, black decorative fittings.

Description of *proposed* materials and finishes:

Recessed downlights to be installed in new dropped ceiling.

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:

1120-01-01, 02, 03, 04, 05, 06, 08, 09
1120-01-sch06 design and access statement
1120-01-sch07 heritage statement

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	Informal contractor parking under archway to be removed, on street parking to be reinstated.		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

N/A

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

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?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ 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 site is part of Bedford Court Mansions and is used communally by residents. The external archway is used for access to Block B Rear and the courtyard, and the internal lobby is used for access to Block B Front flats.

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	1	0	1
Proposed employees	1	0	1

21. Hours of Opening

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

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
-----	--	--------------------------------------	--	--------------

22. Site Area

What is the site area?

00.02

hectares

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 B)

Certificate Of Ownership - Certificate B
Certificates 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 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	All Residents of Bedford Court Mansions				<div>19/10/2012</div>
Number:		Suffix:			
Street:	Bedford Avenue				
Locality:					
Town:	London				
Postcode:	WC1B 3AA				

Title: Miss

First name: Jenny

Surname: Lee

Person role: Agent

Declaration date: 20/11/2012

☒ 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="Miss"/>	First Name:	<input type="text" value="Jenny"/>	Surname:	<input type="text" value="Lee"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="20/11/2012"/>	<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="20/11/2012"/>
-------------------------------------	------	---