

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

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="Anthony"/>	Surname:	<input type="text" value="Tyrell"/>		
Company name:	<input type="text" value="Institute of Education"/>						
Street address:	<input type="text" value="Institute of Education"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="20 Bedford Way"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="LONDON"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="LONDON"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="England"/>			Email address:	<input type="text"/>		
Postcode:	<input type="text" value="WC1H 0AL"/>						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="BGS"/>	Surname:	<input type="text" value="London"/>		
Company name:	<input type="text" value="BGS Architects Ltd"/>						
Street address:	<input type="text" value="9b Ladbrooke Grove"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text"/>				<input type="text"/>	<input type="text" value="02032200230"/>	<input type="text"/>
	<input type="text"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text" value="chris.hale@bgsarchitects.co.uk"/>		
Postcode:	<input type="text" value="W11 3BD"/>						

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):

The proposal intends to strip render from a number of walls to reveal the concrete finish that was originally intended in Lasdun's design. The existing reception desk and security booth will be removed to open up the reception hall. These will be replaced with bespoke furnishings, which include a reception desk, storage wall, display wall, cafe and counter.
The existing suspended ceiling will be removed over the central band to reveal the concrete soffit (see design and access statement). All other suspended ceiling within the site boundary will be replaced with a simple plank ceiling system with integrated lighting.
A glazed canopy is proposed be hung on the East elevation centrally between the existing columns. The existing signs to either side of the stairs that lead up between these columns will consequentially be removed.

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:	<input type="text" value="20"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Institute of Education"/>		
Street address:	<input type="text" value="Bedford Way"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1H 0AL"/>		

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

Easting:	<input type="text" value="529934"/>
Northing:	<input type="text" value="182166"/>

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="Ms"/>	First name: <input type="text" value="hannah"/>	Surname: <input type="text" value="Walker"/>
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Reference:

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

Details of the pre-application advice received:

The feedback for the proposal was very positive overall. The removal of the render and the return to the exposed soffit was seen as very favourable. The replacement of the ceiling tiles with something more plain was also seen as favourable. The glazed canopy raised no issue as long as it didn't protrude beyond the existing columns. It was also suggested that some of the existing signage could be removed from the east elevation to declutter the façade. The replacement of the existing revolving door off Woburn Square was seen as beneficial as the current door constantly fails and the replacement door would sit within the frame of the original glazing.

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

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. Demolition

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

☒ Yes☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes☒ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

90435.000000000

m³

What is the volume of the part to be demolished?

23.000000000

m³

What was the date (approximately) of the erection of the part to be removed?

Month:

01

Year:

1985

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

the demolition and reconfiguration of a timber stud wall which currently forms a storage room and a timber clad wall which forms a security office

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

to open up the reception space into a more usable area for staff and students

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):

Please refer to drawing numbers 03-100, 22-105, 22-111, 22-112, 03-104, 05-100, 05-101, 05-102

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	4	4
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:

Exposed concrete to East Elevation, Glazing to West elevation

Description of *proposed* materials and finishes:

no alterations to existing materials

14. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

not included in proposal

Description of *proposed* materials and finishes:

not included in proposal

Chimney - add description

Description of *existing* materials and finishes:

not included in proposal

Description of *proposed* materials and finishes:

not included in proposal

Windows - add description

Description of *existing* materials and finishes:

original windows double glazed with a sprayed brown aluminium finish

Description of *proposed* materials and finishes:

no alterations to original windows. Revolving door to Woburn Square will sit within boundary of original floor to ceiling window frames

External doors - add description

Description of *existing* materials and finishes:

Rotating door to both West and East elevation both with glazed revolving leaves and sprayed brown aluminium surround

Description of *proposed* materials and finishes:

Doors to East elevation retained. West elevation revolving door swapped for a slightly larger 4 leaf revolving door to match size of east elevation door. Manual door with push pad located to the side of proposed revolving door to allow for disabled access. Revolving door with have 4 glazed leaves and a glazed and sprayed brown aluminium surround. See drawing 03-113.

Ceilings - add description

Description of *existing* materials and finishes:

600x600mm bevelled suspended ceiling tiles on frame

Description of *proposed* materials and finishes:

flush plank system suspended ceiling with tiles of sizes 600x2400mm, 600x 1800mm, 600x 1200mm. Integrated strip lighting.

Internal walls - add description

Description of *existing* materials and finishes:

Largely rendered walls and columns. Wooden clad walls to security booth and stud walls make up library storage rooms.

Description of *proposed* materials and finishes:

remove render to reveal original exposed concrete finish to walls and columns (see drawing 03-001). demolish security booth and rebuild library storage (both later additions to the building) New walls consist of plasterboard painted white.

Floors - add description

Description of *existing* materials and finishes:

glazed brown brick flooring and carpet

Description of *proposed* materials and finishes:

brick floor to be retained except where barrier matting will surround the new revolving door. Bricks from this location will be reused to floor the additional floor area once existing reception desk has been reused. Any further required bricks will be reclaimed to match existing.

Internal doors - add description

Description of *existing* materials and finishes:

automatic wooden doors with glass insert to library.

Description of *proposed* materials and finishes:

F50 doors in white with glass insert. Doors to be open and fit into a recess except when library closes.

Rainwater goods - add description

Description of *existing* materials and finishes:

no existing in site boundary

Description of *proposed* materials and finishes:

4 meter length of gutter runs along base of glazed canopy to a downpipe, which is fixed to run down behind the existing column to an existing gutter

Boundary treatments - add description

Description of *existing* materials and finishes:

not included in proposal

Description of *proposed* materials and finishes:

not included in proposal

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

not included in proposal

Description of *proposed* materials and finishes:

not included in proposal

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

recessed downlights light the majority of the space. Pendants hang above the library to light the space. The double height space with the stair that leads down to Logan Hall featured fixed up and downlighters; 4 on each column.

Description of *proposed* materials and finishes:

integrated strip lights sit flush with the proposed plank ceiling and light the majority of the space. Pendant strip lights hang above the library lighting the space. 9 pendant drum lights hang in the double height space. strip lights are mounted in the concrete soffit and integrate spotlights to pick out features. See drawing 03-116.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

03-100, 05-100 and 05-101 illustrates the extent of the proposed render removal and the proposed demolition for the wooden clad security office and stud wall storage space. 03-116 shows the new lighting scheme. The design and access statement also goes into more depth regarding proposed materials and the original design.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input checked="" 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

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 type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input checked="" 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:

The current site is all listed and is currently used as a reception hall, entrance hall, cafe, seating area, bookshop and library reception for the students and other users of the Institute of Education.

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

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

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
A3	Restaurants and cafes	17.5	17.5	20.5	3.0
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)	49.5	49.5	15.5	-34.0
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	4.0	4.0
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	27.0	27.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		67.0	67.0	67.0	0.0

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	5	0	0
Proposed employees	6	0	0

24. 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	08:00:00	18:00:00	08:00:00	17:00:00	10:00:00	15:00:00	<input type="checkbox"/>

24. Hours of Opening (continued)

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"/>

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:

Replacement of existing AHUs as current units are outdated and inefficient- the size of these will not exceed existing units and will be concealed above suspended ceiling.

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

16/10/2012