

Planning Services
Camden Town Hall
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For office use
Date
Payee
App. No. Fee

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:	Marc	Surname:	Finlay		
Company name	Gaylord Investments Ltd.						
Street address:	First Floor			Country Code	National Number	Extension Number	
	Thavies Inn House			Telephone number:			
	3-4 Holborn Circus			Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	EC1N 2HA						
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:	Jonathan	Surname:	Whytehead		
Company name:	SCP Architects						
Street address:	Argyle House			Country Code	National Number	Extension Number	
	Joel Street			Telephone number:	01923840077		
				Mobile number:			
Town/City	Northwood Hills			Fax number:			
County:	Middlesex			Email address:			
Country:	United Kingdom						
Postcode:	HA6 1NW			jwhytehead@scparchitects.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed part change of use and part roof extension of existing buildings to enlarge existing hotel to improved standard. New lifts and enclosed escape stairs. Removal of redundant external escape stairs, pipework etc. General refurbishment. Roof extensions to take the form of slate clad mansard roofs.

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="9"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Northumberland Hotel"/>		
Street address:	<input type="text" value="Euston Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 2SA"/>		

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

Easting:	<input type="text" value="530308"/>
Northing:	<input type="text" value="182930"/>

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="Neil"/>	Surname:	<input type="text" value="McDonald"/>
Reference:	<input type="text" value="Meeting"/>				
Date (DD/MM/YYYY):	<input type="text" value="03/07/2012"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Reduced scale of parts of the roof extensions.
Form of mansard roofs to meet Camden planning guidance.
Residential contribution to be examined.

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)

P302 - Ground floor plan new hotel entrance location

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:

Proposed use of existing basement storage for planned and managed collection of commercial waste.

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

If Yes, please provide details:

Commercial waste collection to be contracted with separate waste containers for recyclables.

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:

Part rendered and painted to street elevations.
Part London stock brick to rear elevations.

Description of proposed materials and finishes:

Existing rendered and painted street elevations to be refurbished.
Raised parapet walls and lift shaft and staircase extensions to be London stock brick to match existing.

Roof - description:

Description of existing materials and finishes:

Part flat roof to Crestfield street.
Part saw tooth pitched slate roofing to original 4 storey buildings with rear mansard.
Part flat roof to ground floor class A uses premises facing Euston road.
Part slate roof to building abutting Methodist mission on Crestfield street.

Description of proposed materials and finishes:

New natural slate mansard roofing to comply with Camden design guidelines.
Small areas of flat roofing to lift and stair cores.
Existing flat roofs to ground floor class A use premises to remain.

Windows - description:

Description of existing materials and finishes:

Existing timber windows generally painted black or white to different parts of the group of buildings

Description of proposed materials and finishes:

Existing windows to street frontages to be retained and refurbished with secondary glazing as necessary for thermal and acoustic insulation. New thermally efficient colour coated composite windows to new bedroom windows in existing walls and to mansard roof dormers generally.

Doors - description:

Description of existing materials and finishes:

Existing painted timber panelled doors at ground floor to the hotel.
Existing shopfronts to class A use units facin Euston road.
Glazed entrance doors to Birkenhead street entrance.

Description of proposed materials and finishes:

Existing doors and shopfronts to be retained generally.
New glazed entrance to the hotel from Euston road with automatic doors.

Boundary treatments - description:

Description of existing materials and finishes:

Existing buildings generally extend to the boundaries.
No specific separating walls or fences.

Description of proposed materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of existing materials and finishes:

None

Description of proposed materials and finishes:

None

Lighting - add description

Description of existing materials and finishes:

Existing ornamental lights to entrance.
High level of street lighting in the locality.

Description of proposed materials and finishes:

Lighting to proposed new entrance to be determined.
No new external lighting proposed currently

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:

1355 / P301 to P307 inclusive and P402 to P404 inclusive
Design and Access Statement

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	16	16
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):

P301 details to be confirmed

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:

Ground floor class A uses to Euston road frontage.
Existing Hotel extending along the Crestfield street frontage.
Office use to upper floors between the hotel and Birkenhead street

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

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

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	109.0	0.0	0.0	0.0
A2	Financial and professional services	432.0	162.0	0.0	-162.0
A3	Restaurants and cafes	127.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	62.0	62.0	0.0	-62.0
B1 (a)	Office (other than A2)	588.0	588.0	0.0	-588.0
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	0.0	0.0
C1	Hotels and halls of residence	1205.0	0.0	1231.0	1231.0
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	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		2523.0	812.0	1231.0	419.0

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
C1	Hotels	0	45	45

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	
C1	0.00	24.00	0.00	24.00	0.00	24.00	<input type="checkbox"/>

21. Site Area

What is the site area?

1,085 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:

Hotel use. Ventilation extract systems to ensuite bathrooms. Air conditioning to bedrooms. Ventilation and air conditioning to basement areas. Extract systems from catering areas in the basement.

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Mr First name: Jonathan Surname: Whytehead

Person role: Agent Declaration date: 12/10/2012 ☒ 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: Jonathan Surname: Whytehead

Person role: Agent Declaration date: 12/10/2012 ☒ 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 12/10/2012