

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. 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:	Phil	Surname:	Paolo	
Company name	London Wildlife Trust					
Street address:	Ground Floor			Country Code	National Number	Extension Number
	Skyline House			Telephone number:	02078332311	
	200 Union Street			Mobile number:	07734599288	
Town/City	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	SE1 0LX			ppaulo@wildlondon.org.uk		
Are you an agent acting on behalf of the applicant?						
<input type="radio"/> Yes <input checked="" type="radio"/> No						

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

- * Erection of two small, low impact temporary structures to house and showcase a micro anaerobic digestion (AD) system.
- * Change of use from B8 to B1(b) and B1(c).
- * Raise crown of nearby tree (by pruning lower branches) and remove dead section of central stem.
- * Access restricted to trained staff only.
- * The proposal is part of a 2-year Camden Council funded project developing micro AD for urban applications and will serve as an educational resource.

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:	12	Suffix:	
House name:	London Wildlife Trust, Camley Street Natural Park		
Street address:	Camley Street		
Town/City:	London		
County:			
Postcode:	N1C 4PW		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	529953		
Northing:	183514		

Description:

Adjacent to the back wall of the Visitors' Centre.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

We were advised that:

*disturbance to the ground e.g. excavation for foundations would require a contamination report.

*if building close to trees we may need a tree survey.

*a biodiversity survey and report may be needed if our development impacts on surrounding wildlife, although with minimal impact and a biodiversity statement included the planning statement, the survey and report may not be necessary.

*Water used to clean the floors is not considered a waste effluent.

In addition, general advice was given on the level of information required in the planning statement and supporting documents required.

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:

*The site will be used to demonstrate the recycling of food waste using anaerobic digestion. A 2m3 digester will be used for this purpose, with resulting digestate stored in an IBC container - see Industrial and Commercial section for further details.

*General waste produced during day-to-day operations will be stored in waste bins prior to Council disposal along with the Centre's waste.

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

If Yes, please provide details:

*Dry recyclates from waste produced during day-to-day operations will be stored in a designated recycling bin before being added to the recycling stream from the main visitor's centre for Council collection.

*Organic waste including paper and food waste will be fed directly into the digester.

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:

Timber frame walls with brown timber exterior cladding.

Description of *proposed* materials and finishes:

Timber frames, tan tongue and groove board internal cladding, sheeps wool insulation, brown shiplap external cladding with trellis and planting.

Roof - description:

Description of *existing* materials and finishes:

Timber frame roofs with roofing felt.

Description of *proposed* materials and finishes:

Timber rafters (tan), opaque/white 25mm polycarbonate panels, aluminium glazing bars.

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

White UPVC double glazed.

Doors - description:

Description of *existing* materials and finishes:

Timber frame doors with brown shiplap cladding.

Description of *proposed* materials and finishes:

White UPVC patio sliding glass doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Dark brown stained timber fence.

Description of *proposed* materials and finishes:

Dark brown stained timber fence. Trellis added around both structures and fence in between to support climbing plant growth.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Natural light only from polycarbonate roof and glass windows.

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:

Design and Access statement:
* Planning statement – Camley Street Natural Park structure3.docx
Sewer search:
* Sewer search.pdf
Elevations:
* Ground plan existing.pdf
* Ground plan proposed.pdf
* East elevation proposed and existing.pdf
* North elevation proposed and existing.pdf
* Proposed cross elevations east and west.pdf
* Roof plan proposed.pdf
* Site and block plans.pdf
* West elevation proposed and existing.pdf
Tree survey:
* Final_Report_Camley_Street_Natural_Park.pdf
Solar PV quote and installation details
* Be Green solar PV.pdf

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	0	0
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 type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

Other

n/a

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

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 checked="" type="checkbox"/> Sustainable drainage system	<input 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:

storage

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	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
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)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	17.8	17.8
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	4.0	4.0	0.0	-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	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		4.0	4.0	17.8	13.8

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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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	2
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	
B1B	10:00:00	17:30:00			10:00:00	17:30:00	<input type="checkbox"/>

21. Site Area

What is the site area?

30.00

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:

The structures will be used to test and refine a micro anaerobic digestion system comprising:

- * a 1m3 predigester
- * a 2m3 digester
- * a 1m3 IBC for digestate storage
- * a 1.5m3 gasholder
- * gas scrubbing equipment
- * monitoring and storage areas

For ventilation, each structure will have opening top windows and one vent in a side wall.

The digester will be fed with approximately 50kgs locally collected food waste daily (on bicycles with trailers). Around 4m3 biogas will be produced daily, which will be used to generate heat and electricity for the digester's needs with excess electricity and heat supplying the visitor centre with clean renewable energy.

Digestate will remain in the digester for a minimum of 28 days after which, it will be stored in an IBC prior to being added to nearby compost heaps.

Off-the-shelf fully tested equipment will be used to build the system - see planning statement for further details.

Is the proposal for a waste management development? ☒ Yes ☐ No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Anaerobic digestion	2	15

Please give maximum annual operational throughput of the following waste streams:

Municipal	15
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If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☒ Yes ☐ No

A. Toxic substances

Amount held on site

19. Hydrogen sulphide	<input type="text" value="0"/> Tonne(s)
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B. Highly reactive/explosive substances

Amount held on site

B. Select Value	<input type="text"/> Tonne(s)
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C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

68. Gas or any mixture of gases which is flammable in air, when held as a gas	<input type="text" value="0"/> Tonne(s)
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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	William Kelly, LBC, Camden Town Hall Extension	18/07/2012		
Number:	<div></div> Suffix: <div></div>			
Street:	Argyle Street			
Locality:	Camden			
Town:	London			
Postcode:	WC1H 8NJ			
Name	Camden Parks and Open Spaces, LBC, Camden Town Hall Extension	18/07/2012		
Number:	<div></div> Suffix: <div></div>			
Street:	Argyle Street			
Locality:	Camden			
Town:	London			
Postcode:	WC1H 8NJ			
Title:	Mr <div></div> First name:	Phil	Surname:	Paolo
Person role:	Applicant	Declaration date:	31/08/2012	<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 <div></div> First Name:	Phil	Surname:	Paolo
Person role:	Applicant	Declaration date:	31/08/2012	<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 31/08/2012