

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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For office use
Date
Payee
App. No. Fee

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: | S | Surname: | MacDonagh | | |
| Company name: | | | | | | | |
| Street address: | Kingsettle Trust | | | Telephone number: | Country Code | National Number | Extension Number |
| | Peake's Farm | | | | | | |
| | Sedgehill | | | Mobile number: | | | |
| Town/City | Shaftesbury | | | Fax number: | | | |
| County: | Dorset | | | Email address: | | | |
| Country: | UK | | | | | | |
| Postcode: | SP7 9HQ | | | | | | |
| 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: | Ms | First Name: | Louise | Surname: | Turley | | |
| Company name: | FT Architects Ltd | | | | | | |
| Street address: | FT Architects Ltd | | | Telephone number: | Country Code | National Number | Extension Number |
| | Hamilton House | | | | 020 | 7953 9388 | |
| | Mabledon Place | | | Mobile number: | | 07940 569799 | |
| Town/City | London | | | Fax number: | | | |
| County: | | | | Email address: | | | |
| Country: | UK | | | | | | |
| Postcode: | WC1H 9BB | | | | louise@ftarchitects.co.uk | | |

3. Description of the Proposal

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

Demolition of existing redundant industrial unit (B8), and construction of new residential development (C3), to accommodate two separate flats, and on-site 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"/> | Suffix: | <input type="text"/> |
| House name: | <input type="text"/> | | |
| Street address: | <input type="text" value="28 King's Mews"/> | | |
| | <input type="text"/> | | |
| Town/City: | <input type="text" value="London"/> | | |
| County: | <input type="text"/> | | |
| Postcode: | <input type="text" value="WC1N 2JB"/> | | |

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

| | |
|-----------|-------------------------------------|
| Easting: | <input type="text" value="530933"/> |
| Northing: | <input type="text" value="182002"/> |

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="Rob"/> | Surname: | <input type="text" value="Tulloch"/> |
|--------|---------------------------------|-------------|----------------------------------|----------|--------------------------------------|

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

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:

A ground floor bin store has been provided. It is intended that Camden will collect waste on a weekly basis from the street (location of waste bags to be agreed, in due course, to avoid a traffic obstruction).

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

If Yes, please provide details:

A ground floor bin store will have dedicated recycling storage. It is intended that Camden will collect waste on a weekly basis from the street (location of waste bags to be agreed, in due course, to avoid a traffic obstruction).

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 existing building is incapable of conversion to residential use.

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:

Stock brickwork.

Description of proposed materials and finishes:

Stock brickwork with stringer and soldier course detail to top of parapet walls.

Roof - description:

Description of existing materials and finishes:

Corrugated metal sheeting to pitched roof.

Description of proposed materials and finishes:

Flat 'brown' roof, with solar hot water panels. Flat roofs at 1st and 2nd floors to be overlaid with timber decking.

Windows - description:

Description of existing materials and finishes:

Metal framed single glazed windows.

Description of proposed materials and finishes:

Natural finish, hardwood windows with double-glazed panes.

Doors - description:

Description of existing materials and finishes:

Painted timber retractable garage door.

Description of proposed materials and finishes:

Timber sectional garage door with integrated windows. Natural finish hardwood timber terrace and entrance doors as shown on drawings.

Boundary treatments - description:

Description of existing materials and finishes:

The property occupies the whole site. As such, the boundary walls are the party or external walls.

Description of proposed materials and finishes:

As above. All external walls to be stock brickwork.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Not applicable.

Description of proposed materials and finishes:

Not applicable.

Lighting - add description

Description of existing materials and finishes:

Not applicable.

Description of proposed materials and finishes:

Local lighting to front entrance.

Others - description:

Type of other material: Juliette balconies and railings

Description of existing materials and finishes:

Not applicable.

Description of proposed materials and finishes:

Painted metal as indicated on drawings.

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:

Existing drawings - 200_03_01-06 (incl)
Proposed drawings - 200_03_10-18 (incl)

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 | 3 | 1 | -2 |
| 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 | Sufficient space is provided for a mobility vehicle | | |

12. 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):

Drawings 200_03_10 and 11.

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?

| | | |
|--|--|------------------------------------|
| <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 | |

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 existing property is a disused industrial unit providing parking at ground level and storage above.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

The property was last used in conjunction with 23-30 King's Mews as retail storage for an electrical business located at 43-45 Gray's Inn Road.

When did this use end (if known) (DD/MM/YYYY)?

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

Market Housing - Proposed

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

Proposed Market Housing Total 2

Market Housing - Existing

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

Existing Market Housing Total 0

Overall Residential Unit Totals

| | |
|----------------------------------|---|
| Total proposed residential units | 2 |
| Total existing residential units | 0 |

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

| 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 | 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 | 146.0 | 146.0 | 0.0 | -146.0 |
| 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 | | 146.0 | 146.0 | 0.0 | -146.0 |

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 |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

20. 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 |

21. 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 | |
| B8 | | | | | | | <input checked="" type="checkbox"/> |

22. Site Area

What is the site area?

78.40

sq.metres

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:

Not applicable.

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 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

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

Title: First Name: Surname:

Person role:

Declaration date:

☒

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.

☒

Date