

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 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: | <input type="text"/> | First name: | <input type="text"/> | Surname: | <input type="text"/> |
| Company name: | <input type="text" value="Westminster R.C. Diocesan Trustee"/> | | | | |
| Street address: | <input type="text" value="Archbishop's House"/> | | | | |
| | <input type="text" value="Ambrosden Avenue"/> | | | | |
| | <input type="text" value="Westminster"/> | | | | |
| Town/City: | <input type="text" value="London"/> | | | | |
| County: | <input type="text"/> | | | | |
| Country: | <input type="text" value="England"/> | | | | |
| Postcode: | <input type="text" value="SW1P 1QJ"/> | | | | |

| | | | |
|-------------------|----------------------|----------------------|----------------------|
| Telephone number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Email address: | <input type="text"/> | | |

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

2. Agent Name, Address and Contact Details

| | | | | | |
|-----------------|---|-------------|--------------------------------------|----------|--|
| Title: | <input type="text"/> | First Name: | <input type="text" value="Stephen"/> | Surname: | <input type="text" value="Arthurell"/> |
| Company name: | <input type="text" value="Arthurell and Kirkland"/> | | | | |
| Street address: | <input type="text" value="19 Wharfedale Road"/> | | | | |
| | <input type="text"/> | | | | |
| Town/City: | <input type="text" value="London"/> | | | | |
| County: | <input type="text" value="London"/> | | | | |
| Country: | <input type="text"/> | | | | |
| Postcode: | <input type="text" value="N1 9SB"/> | | | | |

| | | | |
|-------------------|---|---|----------------------|
| Telephone number: | <input type="text"/> | <input type="text" value="0207 8339484"/> | <input type="text"/> |
| Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Email address: | <input type="text" value="jack@arthurell.co.uk"/> | | |

3. Description of the Proposal

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

Demolition and redevelopment of existing parish centre building including disabled access and lift.

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: | ST. THOMAS MORE CHURCH | | |
| Street address: | MARESFIELD GARDENS | | |
| Town/City: | LONDON | | |
| County: | <input type="text"/> | | |
| Postcode: | NW3 5SU | | |
| Description of location or a grid reference (must be completed if postcode is not known): | | | |
| Easting: | 526478 | | |
| Northing: | 184647 | | |

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="Edward"/> | Surname: | <input type="text" value="Bailey"/> |
| Reference: | <input type="text"/> | | | | |
| Date (DD/MM/YYYY): | <input type="text" value="29/06/2011"/> | (Must be pre-application submission) | | | |

Details of the pre-application advice received:

Brick to match existing is a preferable material and would unify the existing and proposed buildings.

The planners felt that the proposed building adds and compliments the existing church: 'a gesture and enhancement' to the remaining buildings. The planners suggested that the proportions, widths and heights of the proposed elevation were pleasing.

The dividing up of the elevation into 3 separate masses was positive as it creates a 'less intimidating façade that adds to the street scene.' It was positive from the planner's point of view that the Church could still be seen from behind our proposals. They felt that the height of the new buildings did not detract away from the church building which was positive.

The planners were happy that the proposed buildings loosely followed the line of the existing building i.e. it was stepped back from the street. We are to show how this area will be landscaped – must be realistic about maintenance of these areas too. Hedgerows and bushier planting would be acceptable. A low level wall similar to the existing would also be considered acceptable.

The modern style of the proposed buildings with the flat roofs and varying heights was seen as positive – it was agreed our design approach seems preferable to a more traditional pitched style. The planners felt that it sympathised with the existing church and did not detract or compete: 'Not a contentious proposal'.

The planners also stated that there were 'no alarm bells ringing' regarding the proportions and style and this was a positive thing as they did not have any major criticisms with the design in principle.

The existing volume of the hall means that heating costs are too high and impractical, that the toilets are too remote from the existing church, there is currently no disabled access to the church and that the repairs to the existing dilapidated building would not realistically be feasible in terms of cost. They accepted that the existing buildings are not fit for purpose and were completely sympathetic to the reasons behind redevelopment.

Our proposals would not be seen as a change of use as we would be replacing the existing parish centre and meeting space with a modern up to date version that meets current building regulations. They saw this only as a positive thing.

The conversation regarding renting of the hall did not appear to be an issue with the planners at all. We are not changing the use so this would not be an important consideration. The use is currently at the parish's discretion and they do not see any reason within the planning policy to change this.

Although the site is located within a conservation area, the planner suggested that our approach to gain inspiration from the context of the existing church was correct. This is the dominant design style of the site. It would not be appropriate to look at the other surrounding residential buildings for style inspiration as a traditional approach would not be complimentary in this situation.

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)

1084_03 and 1084_04

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:

Please see bin store on drawing no. 1084_03

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Please see bin store on drawing no. 1084_03, with space for separate recycling bins

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 parish centre has been developed at different stages and this adhoc development has not addressed accessibility or given consideration to design style. The building is also not insulated and requires major remedial works, including extensive structural investigation due to signs of cracking. It does not meet current building regulations or DDA requirements. There are high running costs due to large rooms and high ceilings, and the proximity of the building to the Parish office causes security problems.

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:

Vernacular London Brick and white render

Description of proposed materials and finishes:

Vernacular red London brick to match existing church building and presbytery

Roof - description:

Description of existing materials and finishes:

Clay Tile

Description of proposed materials and finishes:

Flat roof behind parapet wall therefore not seen

Windows - description:

Description of existing materials and finishes:

White UPVC

Description of proposed materials and finishes:

Anthracite Grey aluminium windows

Doors - description:

Description of existing materials and finishes:

Dark wooden church entrance doors

Description of proposed materials and finishes:

Anthracite Grey aluminium frames with glazing to match proposed windows

Boundary treatments - description:

Description of existing materials and finishes:

Low level brick wall, hedges.

Description of proposed materials and finishes:

Wooden fencing [see drawing no. 1084_07]

Low level brick planter with vegetation [see drawing no. 1084_03 and 1084_07]

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Existing to west of church finished with tarmac in poor condition.

Description of proposed materials and finishes:

Car park to be resurfaced and levels altered to give level threshold disabled access to rear church doors. Area to east of proposed building to be soft landscaped.

Lighting - add description

Description of existing materials and finishes:

No existing lighting

Description of proposed materials and finishes:

New external low level lighting to car park area and new lighting to church entrance and new parish facilities as indicated on drawing no. 1084_03

10. (Materials continued)

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:

Drawings numbered: 1084_01/1084_02/1084_03/1084_04/1084_05/1084_06/1084_07/1084_08/1084_09/1084_10
S09-267-200
S09-267-300-400
Design and Access Statement
3D Visual

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 | 6 | 6 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 2 | 2 |
| Cycle spaces | 0 | 4 | 4 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

12. 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):

S09-267-200
1084_03
1084_02

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:

Parish Centre Building. The buildings are in a poor state of repair internally and externally and are no longer used.

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

| 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 Not 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 | 0.0 | 0.0 | 0.0 | 0.0 |
| 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 | 336.0 | 336.0 | 275.0 | -61.0 |
| Total | | 336.0 | 336.0 | 275.0 | -61.0 |

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 | |
| Other | 07:00:00 | 23:00:00 | 09:30:00 | 23:00:00 | 10:00:00 | 20:00:00 | <input type="checkbox"/> |

22. Site Area

What is the site area?

2,680

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