

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:	Mrs	First name:	JUDY	Surname:	TAYLOR
Company name:					
Street address:	5 NEW QUEBEC STREET				
					Telephone number:
Town/City:	LONDON				
County:					Mobile number:
Country:					
Postcode:	W1H 7RG				Fax number:
					Email address:

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

2. Agent Name, Address and Contact Details

Title:		First Name:	GRAHAM	Surname:	LAWTON
Company name:	lawtonduffy				
Street address:	9 holtspur lane				
	wooburn green				
					Telephone number:
Town/City:	high wycombe				
County:	bucks				Mobile number:
Country:	uk				
Postcode:	hp10 0aa				Fax number:
					Email address:
					grahaml@mail2world.com

3. Description of the Proposal

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

Alterations to previous planning approval including amendments to front and rear elevations, accommodation to consist of 3 no. 2bedroom apartments and 1 no. 3 bedroom maisonette.

Has the building, work or change of use already started?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, please state the date when building, works or use were started:	30/11/2009
Has the building, work or change of use been completed?	<input type="radio"/> Yes	<input checked="" type="radio"/> No		

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="339"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
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 3AD"/>		

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

Easting:	<input type="text" value="529113"/>
Northing:	<input type="text" value="182227"/>

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"/>	First name:	<input type="text" value="Katrina"/>	Surname:	<input type="text" value="Christoforou"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="23/03/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Extract from email from Katrina Christoforou on 23/03/2011
I am in the process of preparing the report for 339 Euston Road but have uncovered a couple of major points which mean that I will not be able to recommend the application for approval as it stands.
- The application proposes the retention of 5 residential units. This means that the units must comply with LDF policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction). Policy DP22 requires developments new build housing to meet Code for Sustainable Homes Level 3 and for developments of 5 or more units (including conversions) to meet an EcoHomes 'Very good' score. As the building has already been constructed but now proposes 5 units, you will need to provide evidence by an accredited assessor to show that the units meet the EcoHomes requirement. If the development does not meet this standard you will need to consider which retrospective measures could be implemented. I have attached a table which suggests possible interventions for your reference.
- The units as currently laid out are just within acceptable limits in terms of floor area and the mix of units 4x2bed and 1x1bed is not ideal in terms of policy. Policy DP5 identifies 2 bed units as a priority unit size and 1 bed units as the lowest priority. An alternative would be to reduce the number of units to four (thereby waiving the requirement for a full EcoHomes assessment, although a sustainability statement is still recommended) and combining two of the units to make a 3 bed unit. This would also enhance the housing mix in terms of policy DP5.
- It appears that the basement has been enlarged from that approved in the original proposal although this is not mentioned anywhere in the submitted material. I did not view the basement at the time of the site visit. You will need to confirm whether the enlargement of the basement has already taken place and if so include it in your proposals with a proposed section drawing. The enlargement of the basement is unlikely to be problematic as it appears that there would be no external manifestations and it would be largely beneath the existing footprint of the building. However, I would advise you to submit a statement addressing the requirements of LDF policies DP23 (Water) and DP27(Basements and lightwells).
Extract from email from Carlos Martin on 17/08/2010
I have discussed the amendments to the front elevation with a conservation officer and we are of the opinion that the new proposal would be an improvement to the appearance of the building, as the new features would break the monotony of the brick elevation.
We think that the key issue will be the use of appropriate materials, i.e. good quality cladding and sympathetic louvres. It would be useful if you could include samples of these in your new planning application.
Regarding the rear, I am concerned that the introduction of a new timber panelling may increase the depth of the building, which is already closer to the adjoining buildings at the rear than as originally approved. Any alterations to the rear should be treated carefully to avoid increasing the volume of the building, especially as the neighbours to the rear have already expressed concerns about this. However, in design terms, the appearance of the rear is also considered an improvement to the previously submitted scheme.
Please note that the information contained in this e-mail represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section of the Council's final decision.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> 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:

Yes, see drawings

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

If Yes, please provide details:

With local council

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)?

There is no demolition involved

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:

Approved materials - copper and timber cladding to rear with self coloured render to top floor and side elevation. Front elevation - metal and timber cladding with partial brick finish. See drawings for details.

Description of *proposed* materials and finishes:

Brick, metal panels and louvres to front elevation with self coloured render and horizontal timber cladding to rear elevation. Self coloured render to side elevation. See drawings for details

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:

479/111 APPROVED FRONT & REAR ELEVATIONS
479/112 AS BUILT FRONT & REAR ELEVATIONS
479/113 APPROVED FLOOR PLANS BASEMENT & GROUND FLOOR
479/114 APPROVED 1ST - 3RD FLOORS
479/115 APPROVED 4TH & 5TH FLOORS

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	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			

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

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:

The building is currently used as residential on 1st to 5th floors with restaurant on ground floor and ancillary storage in the basement.

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

18. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total 4

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	4

Market Housing - Existing

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

Existing Market Housing Total 4

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

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	

22. Site Area

What is the site area? 67.00 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