

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

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Telephone : 020 7974 1911  
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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:	Ms	First name:		Surname:		
Company name:	Yucel Investments Limited					
Street address:	C/O WESTBURY 2ND FLOOR			Country Code	National Number	Extension Number
	145-157 ST JOHN STREET			Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	UK					
Postcode:	EC1V 4PY					
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:	Frank	Surname:	Gilks	
Company name:	Morrow + Lorraine					
Street address:	27 Margaret Street			Country Code	National Number	Extension Number
				Telephone number:		0207 580 8813
				Mobile number:		07590 401 797
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	UK					
Postcode:	W1W 8RY			fg@morrowlorraine.com		

### 3. Description of the Proposal

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

Partial demolition of a single building and erection of a part 2, part 3 storey building, comprising a retail unit at ground floor level with a single residential unit above.

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="115"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="PARKWAY"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7PS"/>		

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

Easting:	<input type="text" value="528669"/>
Northing:	<input type="text" value="183589"/>

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="Scott"/>	Surname:	<input type="text" value="Seide"/>
Reference:	<input type="text" value="CA/2011/ENQ/00333"/>				
Date (DD/MM/YYYY):	<input type="text" value="28/02/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

'Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings (see Core Strategy policy CS6). However, this priority does not override, but will be considered alongside, the need to protect some non-residential.' Advice given that a planning application would be required, and that core strategy documents support and facilitate an increase of varied, accessible and affordable houseing stock within the borough.  
Consent was also previously granted for the 'demolition of the existing single storey retail unit and the construction of a three-storey building (over the existing listed tunnel) for retail use (A1) on the ground floor and office (B1) above on the 1st and 2nd floors.' (CEX0100703 – 17.06.2002)

#### 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:

Dedicated areas to store waste located at North East and South West corners of site for resiential unit and retail unit respectively. Refuse to be put out in location and at timings to suit Camden policy.

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

If Yes, please provide details:

Provision of seperate bins allowed for.

#### 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 awkward triangular shape of the site has made it difficult to function as a shop in the traditional retail sense, and has gradually become more of a storage and preparation space. The proposal aims make this space more useable as a retail unit with an active frontage attracting pedestrians in. Retention of the existing layout and structure of the building would not allow for as economic, tidy and contextual design outcome. The condition and significant weight of the existing building would make extending it problematic.

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:  
Painted brick  
Description of *proposed* materials and finishes:  
Grey London Stock bricks  
Yellow London Stock bricks

**Roof - description:**  
Description of *existing* materials and finishes:  
NA (Ashphalt over concrete slabbed to be demolished)  
Description of *proposed* materials and finishes:  
Pressed zinc cladding

**Windows - description:**  
Description of *existing* materials and finishes:  
NA (Timber framed sash to be removed)  
Description of *proposed* materials and finishes:  
Velfac 200 Sound Reduction Windows - Grey aluminium visable framework

**Doors - description:**  
Description of *existing* materials and finishes:  
NA (Existing timber doors with single glazed panels to be demolished).  
Description of *proposed* materials and finishes:  
Velfac 200 - Sound Reduction doors with dark Grey aluminium framework

**Boundary treatments - description:**  
Description of *existing* materials and finishes:  
NA (Painted metal railings to be demolished)  
Description of *proposed* materials and finishes:  
Painted metal railings above grey brick front wall to match bulk of main building.

**Vehicle access and hard standing - description:**  
Description of *existing* materials and finishes:  
NA (Modern square cement pavers to be demolished.)  
Description of *proposed* materials and finishes:  
Natural Stone floor to ground floor retail unit to extend out into external entrance area. Parking space to be tarmac.

**Lighting - add description**  
Description of *existing* materials and finishes:  
NA  
Description of *proposed* materials and finishes:  
NA

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:

Site and Location Plans: 0819.00.01  
Existing Drawings: 0819.10.01 - 04  
Proposed Drawings: 0819.20.01 - 05  
Design and Access Statement: 0819. DAS  
(NB - D&A statement also incorporates Lifetime Homes Statement, Air Quality Assesement and Noise and Vibration Assessment)

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	1	1	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	2	2
Short description of Other			

## 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):

Existing Ground Floor Plan - 0819.10.01

## 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:

Flower shop

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

Market Housing - Proposed

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

Proposed Market Housing Total 1

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	1
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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	0
Proposed employees	1	1	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	
A1							<input checked="" type="checkbox"/>

22. Site Area

What is the site area? 168.7 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:  
Use of new ground floor retail unit will remain as existing - as a flower shop.

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 B)

**Certificate Of Ownership - Certificate B**  
**Certificates 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 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.

Notice recipient				Date notice served
Name	Network Rail			<div style="border: 1px solid black; padding: 10px; width: 100px; margin: 0 auto;">16/11/2011</div>
Number:		Suffix:		
Street:	Kings Place, 90 York Way			
Locality:				
Town:	London			
Postcode:	N1 9AG			
<div style="display: flex; justify-content: space-between;"><div>Title: <span style="border: 1px solid black; padding: 2px 10px;">Mr</span> First name: <span style="border: 1px solid black; padding: 2px 20px;">Frank</span> Surname: <span style="border: 1px solid black; padding: 2px 20px;">Gilks</span></div><div>Person role: <span style="border: 1px solid black; padding: 2px 10px;">Agent</span> Declaration date: <span style="border: 1px solid black; padding: 2px 10px;">16/11/2011</span> <input checked="" type="checkbox"/> Declaration made</div></div>				

## 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:	<span>Mr</span>	First Name:	<span>Frank</span>	Surname:	<span>Gilks</span>
Person role:	<span>Agent</span>	Declaration date:	<span>16/11/2011</span>	<input checked="" type="checkbox"/>	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 16/11/2011