

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.

RECEIVED
Fee
- 7 OCT 2011

**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" value="Mr"/>	First name:	<input type="text" value="Marc"/>	Surname:	<input type="text" value="Finlay"/>
Company name:	<input type="text" value="Gaylord Investments Ltd."/>				
Street address:	<input type="text" value="1st Floor"/>		Telephone number:	<input type="text"/>	<input type="text"/>
	<input type="text" value="Thavies Inn House"/>		Mobile number:	<input type="text"/>	<input type="text"/>
	<input type="text" value="3/4 Holborn Circus"/>		Fax number:	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>		Email address:	<input type="text"/>	
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="EC4N 2HA"/>				

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

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Nigel"/>	Surname:	<input type="text" value="Bennett"/>
Company name:	<input type="text" value="Metropolis Planning and Design"/>				
Street address:	<input type="text" value="30 Underwood Street"/>		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"/>
Town/City:	<input type="text" value="London"/>		Email address:	<input type="text" value="nigelb@metropolispd.com"/>	
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="N1 7JQ"/>				

3. Description of the Proposal

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

Demolition of existing buildings and redevelopment to provide new hotel (Class C1 use); retail floorspace (within Classes A1/A2/A3); 7 residential dwellings (Class C3 use), together with associated highways works and hard landscaping.

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="1 - 11 EUSTON ROAD"/>		
	<input type="text" value="KING'S CROSS"/>		
Town/City:	<input type="text" value="CITY OF LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 2SA"/>		

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

Easting:	<input type="text" value="530271"/>
Northing:	<input type="text" value="182918"/>

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:

Mr	First name:	<input type="text" value="Stuart"/>	Surname:	<input type="text" value="Minty"/>
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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

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)

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:

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

If Yes, please provide details:

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)?

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:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Roof - description:

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Windows - description:

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Doors - description:

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Boundary treatments - description:

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Lighting - add description

Description of *existing* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Description of *proposed* materials and finishes:

See Application Drawings and Planning, Design and Access Statement

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

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	11	11
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):

See Application Drawings and Planning, Design and Access Statement

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 site is currently occupied by the Northumberland Hotel; office accommodation; and various ground floor commercial uses.

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)

19. All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	278.0	278.0	473.0	195.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	938.0	938.0	0.0	-938.0
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)	666.0	666.0	0.0	-666.0
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	1621.0	1621.0	6033.0	4412.0
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	3503.0	3503.0	6506.0	3003.0

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
C1	Hotels		167	167

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?

00.11

hectares

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:

NA

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/We certify that I have/we 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	Family Leisure, Euston Ltd	19/08/2011
Number	5 Suffix:	
Street	Wardour Street	
Locality:		
Town:	London	
Postcode:	W1D 6P	
Name	Chop Chop Noodle Bar	19/08/2011
Number	3 Suffix:	
Street	Euston Road	
Locality:		
Town:	London	
Postcode:	NW1 2SA	
Title:	Mr First name: Nigel Surname: Bennett	
Person role:	Agent Declaration date: 19/08/2011	<input checked="" type="checkbox"/> 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/We 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 First Name: Nigel Surname: Bennett	
Person role:	Agent Declaration date: 19/08/2011	<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 19/08/2011