

Planning Services
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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:	Kevan	Surname:	Woodhouse	
Company name:						
Street address:	c/o Thorne Hiley Limited (Agent)			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City				Fax number:		
County:				Email address:		
Country:						
Postcode:						
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:	Oliver	Surname:	Thorne	
Company name:	Thorne Hiley Limited					
Street address:	10 Furnival Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:	07507600283	
Town/City	London			Fax number:		
County:				Email address:		
Country:	UK					
Postcode:	EC4A 1YH			Oliver@thornehiley.co.uk		

3. Description of the Proposal

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

Demolition of existing light industrial units and construction of 12 new residential apartments (including affordable provision).

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="24"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="24-28"/>		
Street address:	<input type="text" value="WARNER STREET"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="EC1R 5EX"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="531156"/>		
Northing:	<input type="text" value="182170"/>		

Description:

The existing site (24-28 Warner Street) is currently used as a timber yard (retail / industrial use).
The existing buildings on the site consist of a number of brick and lightweight clad steel structures in a poor dilapidated state of repair. The site shares party walls with a 3 storey property to the east and a single storey extension below a light well belonging to the 4 storey property to the south. It is bounded to the west by an access drive leading down to the semi-basement level known as Warner Yard. A proportion of the southern boundary also faces onto Warner Yard. The north boundary fronts onto the pavement of Warner Street.
To the west immediately adjacent to the Warner Yard access road is a 6 storey structure,

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="Jonathan"/>	Surname:	<input type="text" value="Markwell"/>
Reference:	<input type="text" value="2010/4122/NEW"/>				
Date (DD/MM/YYYY):	<input type="text" value="08/09/2010"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

A pre-application meeting was held with Jonathan Markwell (together with other key members of Camdens planning department) to review the scheme on the 8th September 2010, feedback from this meeting was recieved on the 13th October 2010 which was incorporated into the scheme.
Based upon the advice recieved numerous further discussions have taken place with members of Camden's planning team and other associated departments.
this application is a resubmission/substitute of information and ongoing discussions with Mr Markwell and his team have been ongoing throughout the period.

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:

The site will be built across its full width, so the rear courtyard is only accessible through the building. Access to storage within the courtyard would therefore be difficult and certainly well in excess of the 10m rule. We have consequently located waste and recyclable storage within a locked store accessed directly off the public footpath. The store is sized to accommodate three 1100 litre Eurobin's. Two of these will be allocated for general waste and one for mixed recyclables, which is in line with the advice given by Camden Commercial Waste officers. This capacity is sized to suit a single collection per week although we understand that there are currently two collections per week. The demand is calculated using the Camden Planning Guidance 2006 'waste and recyclables—onsite storage', which calculates the total weekly waste inclusive of recyclable on the basis of number of habitable rooms per unit. In this case the calculation confirms a requirement of 2.95m3, the provision being 3.3m3. This guidance has remained unaltered in the draft Camden Planning Guidance document 1 Design (Nov.2010). Both planning guidance documents refer to a need to consult with Camden Street Environmental Services. This consultation has taken place and the advice given has guided the current proposals.
The external wall of the store is proposed to be clad in timber, ventilation of the store will be achieved through slots in and above the door formed in line with the timber cladding (in a hit and miss pattern).
The store will be at pavement level and fully accessible to disabled people. The door will be locked to deter entry by non residents, which will be controlled by a number code lock.
Waste and recyclables will be stored for short periods within the kitchen areas of individual flats but it is assumed that residents will choose to make regular use of the ground floor communal waste and recyclables store.

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

If Yes, please provide details:

Initial consultation has been undertaken with Camden with regard to recycling, please refer to statement on waste and recycling above.

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 site is within the Hatton Garden Conservation area but the buildings on it are neither listed or identified in the Hatton Garden Conservation Area statement as a positive contributor. They are in fact considered to have no particular architectural or other merit. It would be difficult to justify the existing buildings as worthy of retention on heritage grounds alone.

The site is located on the boundary of the conservation area within an area of townscape which is of mixed quality and not strongly characteristic of the conservation area. There are two large buildings within the street scene which have no active frontage at ground level and there is a gap site on the corner of Warner Street and Eyre Street Hill. To summarise, the existing buildings have no architectural merit and are located in a fragmented environment. They have perhaps only two things in common with properties in the conservation area, in that they have an industrial appearance and have a significant proportion of brick in the street elevation.

The existing buildings consist of two separate steel structures which are clad in brick and lightweight steel, both are in a poor state of repair. The condition in part mirrors the decreasing confidence in the long term viability of the business, currently operated from them. Decreasing demand and sales has led to a steadily reducing desire to maintain the property that the business operates from. The nature of the business is also not entirely dependent on maintaining high levels of performance from the fabric that encloses it.

The market for such space in this location is not good and certainly not strong enough to justify the expenditure required to refurbish/reconfigure the accommodation to meet normal market expectations. The existing buildings in their current state of disrepair do not have a viable long term future because extensive repair and modification cannot be economically justified.

The premises are very small for a warehousing unit but too large for most workshops. There is a 1st floor level but in reality this space is too dangerous to utilise, consequently only the ground floor is 'lettable space'. The general layout of the buildings with internal loading bearing walls together with its dilapidated condition, poor roof and lack of any rear wall to part of the premises, all contribute to a unit that would be extremely challenging if not impossible to let on a commercially viable basis to any serious tenant.

Professional advice has concluded that the current building would need to be completely redesigned and the layout altered to stand any chance of securing a B8 letting but even then a letting within a 1-2 year period would be unlikely.

We have concluded that there are stronger factors in favour of a new build that outweigh the benefits associated with reuse of the existing buildings. The development potential of the site would also be greatly underutilised if existing buildings are retained because the existing buildings cannot be extended. The new build proposals fully utilise the full development potential of the site providing a much higher density use of the site.

Some materials from the demolition will be reused in the new build which along with a much higher performing fabric and renewable energy generation, will outperform in terms of Carbon footprint, particularly over the longer term.

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:

The existing buildings on the site consist of a number of brick and lightweight clad steel structures in a poor dilapidated state of repair.

Description of *proposed* materials and finishes:

External walls will be of a relatively lightweight construction but the external fabric of the building will be designed to provide thermal insulation in excess of building regulation and Code 3 requirements.

Building material specification has involved a review of recycled materials suitable for use in the development. Some cement based products will incorporate recycled aggregates and we propose to reuse the bricks in the main façade. It is currently assumed there will be enough reclaimed brickwork to reuse on the new front façade. The "courtyard" walls are to be of a painted render finish.

Specification of materials that can be recycled in the future will be an important consideration. Timber cladding for the facades will be sourced from sustainable sources and being a high resin hardwood will not require any applications of preservative or decorative coatings at installation or at any future date. Likewise through colour renders, anodised aluminium and brickwork require no future maintenance beyond general cleaning.

The proposed palette of materials retain a close connection with the conservation area and history of the site. We are intending to reuse the existing brickwork from the demolished buildings. The owners of the site have a strong affiliation with the qualities of timber as a material having run a timber business from the site since they took over from their father 20 years ago, they are keen to see that this history is represented in the proposal. Consequently, timber is a strong feature in the street façade but the facade is predominately brick with timber feature panels and large aluminium framed windows.

Most of the front elevation and visible returning side elevations are clad in the reclaimed brickwork. However, the western tapered lower sections will be clad in Western Red Cedar above ground floor level. This rich red coloured timber will in time change in hue towards a light grey, an attractive softer finish that requires no overcoating treatments. Most of the ground floor elevation will be clad in reclaimed brickwork excepting the bin store and main entrance which will be timber and structural glass respectively. Front elevation balconies will be structurally cantilevered concrete with soffit and leading edge clad in aluminium.

Balustrades will be glass panel with stainless steel handrails.

Refer also to 'Hilson Moran' stand alone supporting documents which provide further details on the above.

Roof - description:

Description of *existing* materials and finishes:

The existing buildings have flat roofs consisting of lightweight roofing materials including clad steel which are in a poor dilapidated state of repair.

Description of *proposed* materials and finishes:

Flat roof areas not allocated for roof terrace use (concrete paving) will be of a green roof construction (sedum roof finish), which absorb a proportion of heavy rain which is then discharged more slowly into the surface water drainage system. Sedum planting on the roof along with new soft landscaping in the courtyard, will provide an opportunity for increasing the bio diversity on the site.

The roof areas are also proposed to accommodate a number of photovoltaic panels, please refer also to 'Hilson Moran' stand alone supporting documents which provide further details.

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

There are a four windows in the Warner Street facade, these are single glazed with wooden frames.

Description of *proposed* materials and finishes:

The relatively high proportion of glazing in the front façade will have P.C. aluminium frames. Glazing in the rear façade which will have P.C. aluminium frames with the exception of some west facing windows/walls that will be glass block.
Refer also to ‘Hilson Moran’ stand alone supporting documents which provide further details on the above.

Doors - description:

Description of *existing* materials and finishes:

The existing premises has a very limited number of doors. These are basic wood / metal and are designed purely for function / security.

Description of *proposed* materials and finishes:

All new internal and external doors will be installed to meet building regulation requirements.
The external door of the bin store is proposed to be clad in timber, ventilation of the store will be achieved through slots in and above the door formed in line with the timber cladding (in a hit and miss pattern).
The door to the new main entrance is to be of glass construction.

Boundary treatments - description:

Description of *existing* materials and finishes:

The existing boundary treatments consist of brick walls.

Description of *proposed* materials and finishes:

The proposed boundary treatments consist of a mixture of reclaimed brickwork from the existing buildings on site, wood and glass with some planting.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Current hardstanding consists of basic concrete screeding covering the entire site floor area.

Description of *proposed* materials and finishes:

Permeable paving in the courtyard area will allow a proportion of surface water to drain naturally through the ground below.
The courtyard area will be a combination of hard and soft landscaping with concrete block paths (such as Marshalls ‘Mistral’) and large planters, benches and a grassed area.
In accordance with the desires of Camden Council the development includes no car / vehicle parking on site.

Lighting - add description

Description of *existing* materials and finishes:

There is a limited amount of standard lighting in the premises at present.

Description of *proposed* materials and finishes:

The proposals include for 100% low energy lighting throughout.

Others - description:

Type of other material:

Further materials information

Description of *existing* materials and finishes:

For further details on proposed materials please refer to the supporting documents including the Design & Access Statement and ‘Hilson Moran’ stand alone supporting documents.

Description of *proposed* materials and finishes:

For further details on proposed materials please refer to the supporting documents including the Design & Access Statement and ‘Hilson Moran’ stand alone supporting documents.

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:

The following plans / drawings / documents are being sbmitted as part of this application together with a Design and Access Statement:

3621 Design & Access Statement RevB
3621(P)001-Site Plan and Site Location PlanExisting
3621(P)002-Ground Floor PlanExisting
3621(P)003-First Floor PlanExisting
3621(P)004-Roof PlanExisting
3621(P)005-Elevation 1- 2 - 3Existing
3621(P)006-Section 4-4- 5-5 6-6 7-7Existing
3621(P)010A-Site Plan Proposed
3621(P)011A-Basement Plan Proposed
3621(P)012C-Ground Floor Plan Proposed
3621(P)013A-First and Second Floor Plan Proposed
3621(P)014A-Third Floor Plan Proposed
3621(P)015A-Fourth Floor Plan Proposed
3621(P)016-Roof Plan Proposed
3621(P)020C-Warner Street Elevation Proposed
3621(P)030B-Elevation A and B Proposed
3621(P)031A-Elevation C and D Proposed
3621(P)032A-Section E-E and F-F Proposed
3621(P)033B-Section G-G and H-H Proposed
3621(P)034A-Section J-J and K-K Proposed
3621(P)040A3D IllustrativeModel ViewsExisting and Proposed
3621(P)041A3D IllustrativeModel ViewsProposed Street Views
Issue Sheet 016
DBA Report - Archaeology Desktop Assessment
BRE Daylight and Sunlight (Neighbouring) 070411
BRE Daylight and Sunlight (Within Development) 070411
1103_12085_energy strategy 1
110317_12085_Code preassessment report_Rev1
Construction Management Plan
Thorne Hiley Limited Covering Letter
Warner St SI Report V2
Warner Yard Sketch
RS Advice on Industrial space
Warner St SI Report V2

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	12	12
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	<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

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):

The existing private drainage / sewage system runs from the toilets located to the south of the premises into the main sewer located in Warner Street to the North of the premises. Current toilet block and manhole covers detailed on 3621(P)002-Ground Floor PlanExisting.

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 existing site is currently used as a timber yard (light industrial use).

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	6	2		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

11

Intermediate 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 Intermediate Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	12
Total existing residential units	0

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

Intermediate Housing - Existing

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

Existing Intermediate Housing Total

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	440.0	440.0	991.0	551.0
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		440.0	440.0	991.0	551.0

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

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
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20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	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?

300

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:

N/A

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:

Mr

 First name:

Oliver

 Surname:

Thorne

Person role:

Agent

 Declaration date:

29/09/2011

 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:

Mr

 First Name:

Oliver

 Surname:

Thorne

Person role:

Agent

 Declaration date:

29/09/2011

 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

29/09/2011