

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:		Surname:		
Company name:	Coram					
Street address:	Coram Community Campus			Country Code	National Number	Extension Number
	49 Mecklenburgh Square			Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	WC1N 2QA					
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:	Phil	Surname:	Meadowcroft	
Company name:	Meadowcroft Griffin Architects					
Street address:	Studio 1A Highgate Business Centre			Country Code	National Number	Extension Number
	33 Greenwood Place			Telephone number:	+44	2074850494
				Mobile number:	44	7905697719
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	UK					
Postcode:	NW5 1LB			pm@meadowcroftgriffin.co.uk		

**3. Description of the Proposal**

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

New 2 storey extension to the existing main building (49 Mecklenburgh Square) to form a new entrance to the campus; new entrance forecourt; new pavilion with caretaker's accommodation to replace the existing Portakabin; widening and improvements related to the existing footpath linking Mecklenburgh Square to Brunswick Square.  
The existing Portakabin is to be removed. Enlarged window openings formed to the west elevation of the existing main building.

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:

49

Suffix:

House name:

Street address:

MECKLENBURGH SQUARE

Town/City:

LONDON

County:

Postcode:

WC1N 2QA

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

Easting:

530464

Northing:

182403

Description:

Details of the pre-application advice received:

The site is located with the Bloomsbury conservation area adjacent to St. Georges Garden, designated public open space. There are a number of large trees located within the site and most of the larger Plane trees in the western portion of the campus site are the subject of a TPO.

It is considered that the principle of a new entrance building and garden pavilion is acceptable, however a number of revisions are suggested to these buildings with regard to scale, bulk and detail design.

The proposed works to the listed railings to the west of the site are considered inappropriate and would not be supported.

All the new buildings should be designed to ensure the structures do not have a detrimental impact on the amenity of any neighbouring occupiers or residents.

Given the number of trees located within the site an arboricultural report and method statement for the protection of trees within the site are required.

Furthermore careful consideration should be given to the design of the foundations of the garden pavilion, details of which should be submitted as part of the planning application.

The proposed alterations to improve the security of pedestrians using the footpath are welcomed.

The extensions to the campus buildings to expand the existing use on site is considered acceptable. It is considered that the proposed expansion (less than 500sqm) would not be of a scale that would be detrimental to the surrounding area.

Although ancillary the residential unit should be design in accordance with the Council's residential standards in terms of floor space, bedrooms size and layout. Please refer to Camden Planning Guidance 2011 – 2 Housing for further information on these standards.

The nearest residential accommodation is located at Goodenough House. The garden pavilion building should be designed to ensure that the addition would not have a detrimental impact on the amenity of any neighbouring occupiers or residents. A Daylight/Sunlight Report may be required depending on the final design on the building.

If it is proposed to add additional plant or relocate any existing units an acoustic report would be required to assess the impact on any noise sensitive windows

Removal of railings

It is proposed to remove the railings and plinth at the western end of the site.

The reasoning behind this is to provide a better connection with Brunswick Square and provide a more legible entrance to the site.

The railing are included under the grade II listed Foundling Museum (a designated heritage asset) and date from the same time as its construction, therefore they are considered to contribute to the significance of the listed building. Their removal would be considered to cause substantial harm to the significance of the listed building and therefore it is unlikely that this element of the scheme would be acceptable.

Western entrance building

A new entrance building is proposed at the western edge of the site. In principle these is not an objection to this and it presents the opportunity to provide a more focused and attractive entrance to the site.

In the initial submission (June 2011) a two storey structure is proposed which, in terms of it's general bulk, scale and massing, could sit comfortably with the surroundings (generally two storey buildings). It would also be seen very much subservient to the listed Foundling Museum.

The simple form is considered appropriate in the context and a brick finish acceptable as it is the predominant material in the surrounding area.

Concerns are raised regarding the more detailed design which needs improvement. The overall size of the openings are excessive and are jar with the smaller fenestration on both the Foundling Museum and existing Nursery north wing. Whilst larger openings may be appropriate at ground floor level to provide an obvious entrance, the first floor windows need to be reduced significantly in size to create a more comfortable arrangement.

The overall height of the building should be reduced so it is close to the eaves line of the north nursery wing. The glazed link should also be lowered so it does not cut into the adjacent pitched roof

## 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

exciting and could work well within the setting of the trees. The general form and massing is a careful response to protecting the trees and their canopy and gives the building a somewhat organic appearance.

Initial sketches show a timber or brick clad structure. In this unusual setting brick is not considered appropriate, however timber could work very well, set amongst the trees.

Revised scheme 22/7/11

Other material options have been explored and submitted at the meeting, these including metal and reglit cladding to the façade. The use of zinc or stainless steel is not considered appropriate for the cladding of the facades as it will give a heavier and more robust appearance on what is a sensitive site.

Whilst the preference is for timber cladding, a patterned panel may give the building a lightweight and more delicate appearance and this option could be further explored. Several options show the zinc roof extending over the façades, this is not considered acceptable as it creates a heavier and more imposing building. The edge of the roof needs to read as slim as possible. The success of this building will also be largely dependent on the detailing and any application made should include typical construction detailing.

## 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)

It is proposed to increase the sense of space related to the existing path linking Mecklenburgh Square to Brunswick Square by creating an expanded strip to provide access within the campus from the western to the eastern end. The existing path is possibly deemed a right of way. It will be maintained in its current alignment and clearly marked. See drawings numbers: 0903 001C, 102B, 201B

## 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)?

The existing Portakabin to be removed to allow for construction of a larger building to accommodate Coram services and caretaker's accommodation. Enlarged window openings to 49 Mecklenburgh Square to allow direct access to a new education garden.

## 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

49 Mecklenburgh Square:mid tone brick

Description of *proposed* materials and finishes:

New extension:light coloured brick, solid panels (finish to be agreed)  
ted soliNew pavilion:coloured polycarbonate cladding, printed solid panels

Roof - description:

Description of *existing* materials and finishes:

49 Mecklenburgh Square:clay tile

Description of *proposed* materials and finishes:

New Entrance Building:single ply membrane/zinc sheet  
New Pavilion:zinc sheet

Windows - description:

Description of *existing* materials and finishes:

49 Mecklenburgh Square: Polyester powder coated aluminium framed double glazed

Description of *proposed* materials and finishes:

New Entrance Building and New Pavilion: Polyester powder coated aluminium framed double glazed

Doors - description:

Description of *existing* materials and finishes:

49 Mecklenburgh Square:Polyester powder coated aluminium framed double glazed

Description of *proposed* materials and finishes:

New Entrance Building and New Pavilion:Polyester powder coated aluminium framed double glazed

Boundary treatments - description:

Description of *existing* materials and finishes:

Metal chain link and metal posts/railings to existing path; timber fencing to paths; painted metal listed railings to western and eastern entrances

Description of *proposed* materials and finishes:

2 metre and 1.2 metre high painted metal railings to new paths.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac and/or resin bound gravel, concrete and/or brick pavers

Lighting - add description

Description of *existing* materials and finishes:

Painted metal lamp posts to existing path

Description of *proposed* materials and finishes:

Painted/galvanised metal

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:0903EB-001A, 002A, 003A, 004A, 005A, 006A, 007A. 008A, 501A, 502A, 503A, 504A, 505A, 506A, 507A, 508A; 0903PV-001A, 002A, 501A, 502A, 503A, 504A, 505A; 0903-001C, 102B, 201B  
Existing Topographic survey: MKS-Topo\_Survey\_100310  
Design and Access Statement: Coram Campus New Entrance, Pavilion, Widened Path-Sept 2011

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	32	15	-17
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	4	4
Cycle spaces	0	44	44
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	<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 Topographic survey: MKS-Topo\_Survey\_100310

## 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:

Offices for the use of Coram and other children focused organisations

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			1		
Flats/Maisonettes					
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

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)	470.0	200.0	600.0	400.0
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	0.0	0.0	0.0	0.0
Total		470.0	200.0	600.0	400.0

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
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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	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:

## 21. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A							<input checked="" type="checkbox"/>

## 22. Site Area

What is the site area?

4,145

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:

The New Entrance Building will be served from the main building plant room. Mechanical ventilation may be installed.

Domestic scale boiler and simple fan mechanical ventilation only to the pavilion.

Domestic boiler and simple fan mechanical ventilation to the caretaker's accommodation

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: Philip Surname: Meadowcroft

Person role: Agent Declaration date: 13/09/2011 ☒ 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: Philip Surname: Meadowcroft

Person role: Agent Declaration date: 13/09/2011 ☒ 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 13/09/2011