

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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For office use
Date
Payee
App. No. Fee

Application for Planning Permission. 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="Paul"/>	Surname:	<input type="text" value="McAneary"/>	
Company name	<input type="text" value="Paul McAneary Architects Ltd."/>					
Street address:	<input type="text" value="6 Flitcroft Street"/>			Country Code	National Number	Extension Number
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text"/>	
Country:	<input type="text"/>					
Postcode:	<input type="text" value="WC2H 8DJ"/>					
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes <input checked="" type="radio"/> No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

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="6"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Ground Floor Unit"/>		
Street address:	<input type="text" value="Flitcroft Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC2H 8DJ"/>		

Description:

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

Easting:	<input type="text" value="529931"/>
Northing:	<input type="text" value="181227"/>

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)

Details of the pre-application advice received:

Mrs Joanna Ecclestone advised that the alterations to the window bays are considered to be acceptable as these have been altered previously. Further referring to the existing elevation, Mrs Ecclestone comments that a contemporary approach is likely to be acceptable. It is further suggested that the cill level is not dropped. Please see our comment and reference to antisocial behaviour in the Design & Access Statement. Further it was welcomed by the planning officer to maintain the brick pilaster between the two window bays. Mrs Ecclestone also commented that increasing the overlooking of the street by introducing the full height glazing would be desirable from a personal safety view. Regarding the door PMA were advised to maintain the current door or to redesign the proposed door. The door has been redesigned since we received the pre planning advice. The currently proposed door applies now the same design language as the proposed window bays and therefore ensures a continuity in appearance.

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:

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

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. 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:

External Facade:
Non-original red brick infill to facade. For image please refer to the attached Design & Access Statement.
Internal walls:
Non-original metal stud partition walls with plasterboard lining.
Paint finish.

Description of *proposed* materials and finishes:

External Facade:
Non-original brick infill to be removed. Opening of the facade to be extended down to entrance level (please refer to the attached drawing PMA101_GA03 Proposed Elevation). Newly created opening to be full height double glazing. To protect the glazing from vandalism we are proposing full height oak fins with an oil treatment finish (please refer to the attached drawing PMA101_GA03 Proposed Elevation). We further propose to maintain the existing cement render feature currently framing the facade bays.
Below the proposed glazing down to ground level we propose a water proof concrete render to avoid the current water penetration through the external facade below ground level.
Internal walls:
Timber stud partition walls with plasterboard lining.
Emulsion paint finish.

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Bitumen flat roof.

Description of *proposed* materials and finishes:

We are proposing to penetrate the current roof to create an opening for a skylight (please refer to the attached drawing PMA101_DET10 Roof Detail). The proposed skylight would maximise the amount of natural light in the very back of the office space.

Windows - description:

Description of *existing* materials and finishes:

Currently single glazing to the facade at high level.
Two small openable window panels at high level.

Description of *proposed* materials and finishes:

The current proposal incorporates the replacement of the single glazing at high level through full height double glazing. To protect the glazing from vandalism we are proposing full height oak fins with an oil treatment finish (please refer to the attached drawing PMA101_GA03 Proposed Elevation). The full height glazing will maximise the amount of natural light. Further the amount of light shining from inside the office into the Flitcroft Street alley way will potentially reduce the amount of anti social behaviour occurring currently. Additionally, by lowering and reducing the surface of the window cill people will be discouraged from, as currently occurring, sitting down at night and even day time and drinking alcohol.

Doors - description:

Description of *existing* materials and finishes:

Current non original double doors can not fully open and therefore impedes entry.

Description of *proposed* materials and finishes:

We are proposing full width pivot door which will be fully openable and therefore maximise access. The single timber door will have the dimensions of the current two door leaves. Within the solid door will be a smart glass vision panel. Similar as proposed for the glazing, full height oak fins will be fixed to the face of the door (please refer to drawing PMA101_GA03).

Lighting - add description

Description of *existing* materials and finishes:

Currently a light is installed above the main entrance.

Description of *proposed* materials and finishes:

We are proposing to replace the existing light above the door with a new similar unit. The proposed glazed facade is intended to illuminate Flitcroft Street at night to reduce anti social behaviour.

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

Yes No

10. 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			

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Office 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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	10	0	0
Proposed employees	10	0	0

20. 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	
B1A	9.00	18.30					<input type="checkbox"/>

21. Site Area

What is the site area?

118 sq.metres

22. 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:

Architectural practice.

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Roy Nettleship of Carter's Educational Foundation Number: 8 Suffix: Street: Stanford street Locality: Town: Nottingham Postcode: NG1 7BQ	20/08/2009

Title: Mr First name: Paul Surname: McAneary
Person role: Applicant Declaration date: 21/12/2010 Declaration made

25. 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

25. Certificates (Agricultural Land Declaration - continued)

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="McAnearny"/>
Person role:	<input type="text" value="Applicant"/>	Declaration date:	<input type="text" value="21/12/2010"/>	<input checked="" type="checkbox"/>	Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date