

Planning Services
Camden Town Hall
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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:		First name:		Surname:			
Company name	Trustees of Central & Metropolitan Estates Retirement Benefits Sch						
Street address:	40A Hampstead High Street			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	NW3 1QE						
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:	William	Surname:	Rickard		
Company name:	William D Rickard						
Street address:	16			Country Code	National Number	Extension Number	
	Lakeside Drive			Telephone number:		01372 469940	
				Mobile number:		07973 748345	
Town/City	Esher			Fax number:			
County:	Surrey			Email address:			
Country:	United Kingdom						
Postcode:	KT10 9EZ			will@williamrickard.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed apartments at roof levels to Darwin Court

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="GLOUCESTER AVENUE"/>		
	<input type="text" value="CAMDEN TOWN WITH PRIMROSE HILL"/>		
Town/City:	<input type="text" value="CITY OF LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7BG"/>		

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

Easting:	<input type="text" value="528449"/>
Northing:	<input type="text" value="183876"/>

Description:

3 Existing blocks of flats known as Darwin Court
2-24 Gloucester Avenue

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="Fergus"/>	Surname: <input type="text" value="Freeney"/>
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Reference:

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

Details of the pre-application advice received:

Mr Freeney considered that the revised proposals were much better than the Appeal Scheme and that the scheme had merit. He added that it was Council Policy to promote new dwellings. He also said that while the council would prefer no additional car parking spaces they would accept a maximum of one parking space for each new dwelling created. He added that a store and cycle Space would also have to be created for each new dwelling. Finally the cscheme would have to comply with the "Lifetime home standards".

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

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:

Facing brick walls with white rendered facias and soffits to balconies and bays

Description of *proposed* materials and finishes:

White Eternit panells to facias, soffits and wall panels to proposed roof apartments to match in colour and texture the existing facias & soffits on the existing floors below

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Asphalte flat roofs with facing brick clad Roof Plant Rooms

Description of *proposed* materials and finishes:

Light grey Sarnafil flat roofs to the proposed apartments
Level pre cast concrete paviors on spacers on Sarnafil flat roofs to the perimeter of the proposed apartments

Windows - description:

Description of *existing* materials and finishes:

White coloured alumimium windows

Description of *proposed* materials and finishes:

White coloured alumimium windows

Doors - description:

Description of *existing* materials and finishes:

White coloured aluminium sliding doors

Description of *proposed* materials and finishes:

White coloured aluminium sliding doors

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing walls and fences

Description of *proposed* materials and finishes:

No change

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac crossover and driveway to Lower Ground Floor car park

Description of *proposed* materials and finishes:

Car park extended to provide 5 additional spaces in materials to match existing

Lighting - add description

Description of *existing* materials and finishes:

Existing external lighting

Description of *proposed* materials and finishes:

Lighting to the proposed apartments and Car Spaces extended to match existing

Others - description:

Type of other material:

Handrails

Description of *existing* materials and finishes:

Black painted steel handrails to existing balconies

Description of *proposed* materials and finishes:

Black painted steel handrails to the proposed Roof terraces to match existing

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:

DC01 Location Plan, DC02 Existing Block Plan, DC03 Existing Block Elevations, DC04 Proposed Block plan, DC05 proposed Block Elevations, DC06 Street Sections, DC07 Buildings 1-45 plans, DC08 Buildings 1-45 Elevations, DC09 Buildings 1-45 Sections & Elevations, DC10 Buildings 46-89 Plans, DC11 Buildings 46-89 Elevations, DC12 Buildings 46-89 Sections & Elevations, DC13 Buildings 90-105 Plans & Sections and DC14 Buildings 90-105 Elevations. Design and Access Statement dated July 2010

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	106	111	5
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	5	5
Cycle spaces	0	5	5
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	<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):

The bathrooms in the proposed apartments have been designed to be close to the existing riser positions (between existing Bathrooms & Cloakrooms below)

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?

<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	

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:

Existing residential development

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes			5		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 5

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		105			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 105

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	105

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	0	0	0
Proposed employees	0	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	

21. Site Area

What is the site area? 00.96 hectares

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:

Existing apartment blocks with extract ventilation fans positioned on the flat roofs.
The proposed scheme would resite slightly larger extract fans (behind the stair parapet walls) to take into account the five additional apartments.

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 (General Development Procedure) Order 1995 Certificate under Article 7

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	The Occupiers of Flats 1-105 inclusive	13/07/2010
Number:	-224 Suffix:	
Street:	Gloucester Avenue	
Locality:		
Town:	London	
Postcode:	NW1 7BG	
Name	Railtrack Property	13/07/2010
Number:	355 Suffix:	
Street:	Euston Road	
Locality:		
Town:	London	
Postcode:	NW1 3AG	
Title:	Mr First name: William Surname: Rickard	
Person role:	Agent Declaration date: 13/07/2010	<input checked="" type="checkbox"/> Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: William Surname: Rickard	
Person role:	Agent Declaration date: 13/07/2010	<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	13/07/2010
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