

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.

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:	Jonathan	Surname:	Shelton		
Company name:	Workspace Group PLC						
Street address:	Magenta House			Telephone number:	Country Code	National Number	Extension Number
	85 Whitechapel Road						
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	E1 1DU						
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:	Lewis	Surname:	Kinneir		
Company name:	Carmody Groarke						
Street address:	3rd Floor			Telephone number:	Country Code	National Number	Extension Number
	25 Denmark street					020 7836 2333	
				Mobile number:			
Town/City:	london			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	wc2h 8nj				lewis.kinneir@carmodygroarke.com		

3. Description of the Proposal

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

Proposal:
Improvements to new shopfront and level access from the street.
Has the building, work or change of use already started? <input type="radio"/> Yes <input checked="" type="radio"/> No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:14

Suffix:

House name:

Street address:GREVILLE STREET

Town/City:LONDON

County:

Postcode:EC1N 8SB

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

Easting:531416

Northing:181737

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:

Title:Ms

First name:Victoria

Surname:Fowlis

Reference:CA/2010/EMO/02784

Date (DD/MM/YYYY):07/06/2010

(Must be pre-application submission)

Details of the pre-application advice received:

1. Meeting with Duty Planner - Connie Petrou
14/May/2010
Advice - planning issues would be:
- applicability of facade will have lead taken from Conservation Team as site is in the Hatton Garden Conservation Area; consultation must be sought from them.
- level access to ground floor and circulation benefit to building and area.
- conforms to agendas of UDP for employment diversity and amenity.
- renovation of AHU at mansard level if replacement like-for-like is considered maintenance work.
- commercial signage would require advertising consent if external, building number signage is not contentious.
- no contentious planning issues demonstrated.

2. Telephone conversations with Joanna Eccleston, Caroline Carr, Bethany Arbery of Camden Conservation and Urban Design Team. Directed toward Victoria Fowlis.
18/May/2010
Advice:
- submit a draft Design and Access Statement which alludes to the considerations of design within a Conservation Area.

3. Telephone conversations Victoria Fowlis.
19/May/2010
Advice:
- prepare a precedent detail of how the conservation area buildings of local interest can be learnt from.
- Consider: B1, B3, B7, of the UDP.
- Submit a draft Design and Access Statement which alludes to the considerations of design within a Conservation Area. Response will be provided within ten working days.

4. Submission to Camden Conservation and Urban Design Team of Pre-Application Design and Access Statement including Conservation detail toward the Conservation Area.
Fri 28/May/2010 11:44
5. Email correspondence with Victoria Fowlis
Fri 04/June/2010 16:20"
Dear Lewis
Many thanks for your email and draft design and access statement.
As we discussed, the design approach to the proposed new shopfront reflects the early C20 character of the host building and a number of the buildings in the Hatton Garden conservation area. It would be useful to have a clear indication as to the proposed finish of the metal frame as part of the application, and I look forward to seeing you on Monday to view the samples.
Kind regards
Victoria
Victoria Fowlis
Conservation and Urban Design Officer"

6. Meeting with assigned conservation officer Victoria Fowlis
Mon 07/Jun/2010 15:30
Advice:
- understanding of precedent buildings strong.
- choice of façade product design choice to allow for longevity in maintenance and character suitable.
- integration of fresh air intake, door and building number sign; to facade design imperative.

7. Meeting with Duty Planner - Connie Petrou
Mon 07/Jun/2010 16:00
Advice:
- Draft Design and Access Statement sent to Conservation team tabled.
- submit Full Planning Consent, no issues foreseen in presented material.

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)

The current building does not provide equal access opportunities. A simple reconfiguration of the entrance can greatly improve this. The proposed access arrangements conform to Part M of the Building Regulations and are DDA 1995 compliant.

No work will be carried out to the public highway. Internal work to allow level access to and from the building will be carried out up to the threshold with the public highway pavement.

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

If Yes, please provide details:

14 Greville Street is a long established project in the portfolio of Workspace Group and provides managed workspace units on flexible lease terms for small and medium size enterprises CSME's.

As managed workspace the collection and storage of waste occurs as a component of this strategy elsewhere within the building.

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)?

Renovation to existing façade - no demolition of building:

It is proposed that the existing façade is not practical or in keeping with the architecture and urban design of Hatton Garden. Instead that it would therefore benefit from a new arrangement which was designed to reflect the precedents of buildings of local interest in the conservation area. In particular the former industrial warehouse buildings from the late 19thC and turn of the 20thC, where large regular metal framed windows form precise arrangements to the elevations.

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 walls are white painted render over masonry.

Description of *proposed* materials and finishes:

The proposed walls are white painted render over masonry.

Roof - description:

Description of *existing* materials and finishes:

No change.

Description of *proposed* materials and finishes:

No change.

Windows - description:

Description of *existing* materials and finishes:

The existing windows are:

- 1st / 2nd Fl: Traditional steel Crittal metal framed unpainted.
- Grnd: Modern aluminium extruded frame large curtain glazing.

Description of *proposed* materials and finishes:

The proposed windows are:

- 1st / 2nd Fl: Retained as existing and made good, painted.
- Grnd: Steel framed double glazing to reflect local precedents, painted.

10. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

The existing external door is aluminium with glazed inserts.

Description of *proposed* materials and finishes:

The proposed external door is steel framed with glazed inserts to match the new proposed façades glazing system. The proposed door is integral to the proposed facades glazing system.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The proposed glazed façade allows for the new lobby reception to add light and a self policing ambiance to the area in front of the building.
The building number sign above the doorway will be locally lit.

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	6	6
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

N/A

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

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 building 14 Greville Street is a long established project in the portfolio of Workspace Group and provides managed workspace units on flexible lease terms for small and medium size enterprises CSME's.

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

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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22. Site Area

What is the site area?

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 proposal includes the refurbishment and replacement where necessary with like-for-like AHU units in their existing positions and external service runs. An additional fresh air intake is proposed as an integral grill component of the new ground floor façade at high level. This air intake will match and coordinate with the layout and grid of the façade.

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 7 - Town and Country Planning (General Development Procedure) Order 1995 & 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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

26. 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: First Name: Surname:
Person role: Declaration date: ☒ 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