

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

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Email address:

3. Description of the Proposal

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

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	COLLINGHAM GARDENS UNDER FIVES NURSERY		
Street address:	HENRIETTA MEWS		
	<input type="text"/>		
Town/City:	LONDON		
County:	<input type="text"/>		
Postcode:	WC1N 1PH		

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

Easting:	530363
Northing:	182406

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:

I visited the planners on Wednesday 14th April and tabled the proposed scheme to Planning Officer Rosita Aiesha. I explained that there had been a nursery on the site since the 1960s and the existing hut had reached the end of its life. At this point she said that this was good news that we had established use and we were endeavoring to improve the existing facility. She said she could see that the proposed building was single storey like the existing structure. She then said informally that she thought the scheme would not be controversial because of this.

I explained that the surrounding walls were grade 2 listed but we were keeping away from the listed wall elements and the form of the building was respecting the scale of the existing walls. I explained that we had met with Geoff Hunter and made contact with the Diocese about issues of building over the extant graveyard and potential issues of deconsecration. I explained that the Diocese expected that planning permission be sort prior to finalising diocese permissions for development. She said that she did not have experience of deconsecration but thought that this was not a planning authority issue. She enquired with her colleague Sheridan o'Grady who then consulted Rowland Shultz who had experience of dealing with planning permissions in church yard settings and Environmental Health issues. I explained that the Church yard had not received any new burials for well over 100 yrs and I queried the issues of health given the times frames. They indicated that this did not really pose issues of contamination and contaminated ground.

I received a phone call from Sheridan o'Grady the next day to report that the planners would require a method statement about any exhumations and how the listed walls would be protected from damage during any excavation work. Rowland Shultz had told her that the normal route was to approach Museum of London for their advice. I told them that the nursery had commissioned a desk top survey prior to holding the competition and they said that this was the correct Process.

In summary, the planning officer advised submitting the application as soon as possible, we had demonstrated that we were liaising with the Diocese and begun a process of consultation with stakeholders and neighbors. The design officers would be able to make an assessment on the scheme in detail once the planning application had gone through at the validations process resulting from making the planning submission.

Neighbours and local stake holder groups have been contacted about the new proposals. They were notified by written invitation leaflets, which were had delivered to local residents. A consultation event was hosted at the existing nursery building on 20th April to show local residents the drawings and plans and answer any questions.

A consultation event was hosted 31st March for the parents of the children attending the nursery.

Parent consultation:

A parent representative, Canny Richardson, was assigned to collate the feedback from the parents upon the proposals, she writes: "Throughout the design development process, following the appointment of Andrew Houlton Architects, the opinions and feedback of the parents has been sought. This has been gathered in the distribution of feedback response forms and also through the more informal process of the general discussions that occur in the daily routine of the nursery. The competition designs have been on display in the nursery over the last few weeks for parents to see.

Parents were invited to discuss designs with the architect at a consultation evening on 31 March 2010. This was well attended and the overall response to the proposed new nursery was positive. Parents comments have been discussed at the weekly 'design group' meetings, a group set up for the purpose of evaluating and progressing the new scheme, and incorporated into the new building where practically possible.

On the whole parents particularly like the fact that the proposed nursery is a space flooded with natural light and is a building that incorporates the garden into the design as much as possible with great sensitivity towards its historic trees. The functional requirements of the nursery have all been met, parents are pleased with the larger communal spaces. Above all parents feel that the new design will preserve the unique character of the nursery and its garden.

In summary the parents are very enthusiastic about the new building."

Consultation feedback.

Meeting with parents. Feedback as from Canny. All parents in favour, small concerns over siting of new nursery in relation to amount of land being used. Plans explained how current building would be demolished to make larger garden area. Emphasis on DDA, large community/parent room and increased opportunities for growing fruit and vegetables.

Meeting with local residents.

Representative of Friends of St. Georges Gardens. approved plans. Address:c/o Kings Cross and Brunswick Neighbourhood Ass 62 Marchmont St WC1n 1AB

Rep of University of London based in Wakefield St approved plans. Address:University Of London 2 Wakefield St site WC1N 2PF

Residents at 1a The Cottage. Henrietta Mews. London WC1N 1PH. Ray and Jenny Cheeseborough. Approved plans.

Mr Patel from Coram (Finance section) Family . Approved plans. Coram Family 49 Mecklenburgh Square. London WC1N 2QA

We have received no adverse comments on our proposals.

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:

Waste management. Everyday refuse is collected by Coram.
Hazardous waste is collected fortnightly (in secure yellow bin) from PHS waste Management services. Wed morning 3.a.m.
Currently no facilities for waste recycling as no space to store, but new build will incorporate separate set up with recycling bins etc;
Currently staff take bottles, cans and paper to local recycling bins.

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

If Yes, please provide details:

Waste management. Everyday refuse is collected by Coram.
Hazardous waste is collected fortnightly (in secure yellow bin) from PHS waste Management services. Wed morning 3.a.m.
Currently no facilities for waste recycling as no space to store, but new build will incorporate separate set up with recycling bins etc;
Currently staff take bottles, cans and paper to local recycling bins.

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)?

A condition survey was carried out by Appleyard & Trew on 30.04.09.
The report concludes that a significant number of elements are in poor condition, and recommends renewal of roof, walls, glazing and heating.
The condition survey identifies costs in the region of £55,000 for like-for-like essential repairs over the next 5 years. The costs are for essential repairs only and do not allow for any upgrading of the fabric of the building.
In upgrading the external fabric of the building most elements would have to be stripped and renewed. The scope of work is approaching that of new-build.
Upgrading the existing building alone cannot address issues of providing for a the regulatory needs and space standards suitable for a 24 place nursery relating to building performance.
It was therefore proposed to build a new building structure that would be fit for purpose.

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:

stained wooden cladding

Description of *proposed* materials and finishes:

stained wooden cladding

Roof - description:

Description of *existing* materials and finishes:

bitumen felt roof

Description of *proposed* materials and finishes:

profiled metal roof

Windows - description:

Description of *existing* materials and finishes:

painted wooden frames

Description of *proposed* materials and finishes:

stained timber frames and surrounds

Doors - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

stained timber

10. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

existing grade two listed walls

Description of *proposed* materials and finishes:

existing grade two listed walls

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Lighting - add description

Description of *existing* materials and finishes:

existing PIR security light at entrance court

Description of *proposed* materials and finishes:

new PIR security light at entrance court

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:

drawing
 PHOTOGRAPH LOCATION SHEET 074_PL_1 1:200 A1 plan /
 GROUND FLOOR PLAN EXISTING 074_PL_10 1:50 A1 plan /
 ROOF PLAN EXISTING 074_PL_11 1:50 A1 plan /
 SOUTH ELEVATION EXISTING 074_PL_20 1:50 A1 elevation /
 EAST ELEVATION EXISTING 074_PL_21 1:50 A1 elevation /
 NORTH ELEVATION EXISTING 074_PL_22 1:50 A1 elevation /
 WEST ELEVATION EXISTING 074_PL_23 1:50 A1 elevation /
 LOCATION PLAN 074_PL_50 1:500 A1 plan A
 GROUND FLOOR PLAN PROPOSED 074_PL_100 1:50 A1 plan A
 ROOF PLAN PROPOSED 074_PL_101 1:50 A1 plan A
 SOUTH ELEVATION PROPOSED 074_PL_120 1:50 A1 elevation A
 EAST ELEVATION PROPOSED 074_PL_121 1:50 A1 elevation A NORTH ELEVATION PROPOSED 074_PL_122 1:50 A1 elevation A
 WEST ELEVATION PROPOSED 074_PL_123 1:50 A1 elevation A
 SECTION AA PROPOSED 074_PL_124 1:50 A1 A
 Design access statement 074 - design doc 01

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	0	0
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

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:

Has been used as an under fives children nursery since the 1960s

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

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)

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

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	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	130.0	130.0	178.0	48.0
	Total	130.0	130.0	178.0	48.0

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	5	2	0
Proposed employees	5	2	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	
Other	9.00	17.00	0	0	0	0	<input type="checkbox"/>

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:

24 place nursery for local children aged 2-4 years.
 Staff numbers : one manager, four full time nursery officers, one part time nursery officer and one part time cook. (7)
 This will remain the same.
 Operates 9-5p.m. weekdays for 48 weeks a year. Closed one week Xmas, one week Easter, two weeks in August (dates change). Closed bank holidays and for three Inset Staff training days a year. Will continue same.
 Deliveries come via main entrance and are during opening hours. Weekly delivery of food from waitrose locally. Other deliveries as and when ordered.
 Waste management. Everyday refuse is collected by Coram.
 Hazardous waste is collected fortnightly (in secure yellow bin) from PHS waste Management services. Wed morning 3.a.m.
 Currently no facilities for waste recycling as no space to store, but new build will be set up with recycling bins etc;
 Currently staff take bottles, cans and paper to local recycling bins.
 There is space for one car/van on yard way but it is not a designated space. Local cycle pathways well used, and at least seven parents bring their children by bike, and three use local transport. All others barring teo, walk. Only two car users regularly.
 One wheelchair user at present. (Parent) Also has mobility scooter.
 Cleaning company employed daily Stonegate .
 None of the above is expected to change.

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 B)

Certificate Of Ownership - Certificate B 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 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 Parochial Church Council of St George the Martyr Queen Square	25/05/2010
Number:	Suffix:	
Street:	Queens Square	
Locality:		
Town:	London	
Postcode:	WC1N 3AH	
Title: Mrs First name: Chloe Surname: Mackey		
Person role: Applicant	Declaration date: 28/05/2010	<input checked="" type="checkbox"/> 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: Mr	First Name: Andrew	Surname: Houlton
Person role: Agent	Declaration date: 28/05/2010	<input checked="" type="checkbox"/> 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 31/05/2010