

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:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Simeta Worldwide Ltd"/>				
Street address:	<input type="text" value="C/O APT CONSULTING"/>			Country Code:	<input type="text"/>
	<input type="text" value="19A AYLMER PARADE"/>			National Number:	<input type="text"/>
	<input type="text" value="AYLMER ROAD"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text"/>			Telephone number:	<input type="text"/>
County:	<input type="text" value="LONDON"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="UK"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="N2 0PE"/>			Email address:	<input type="text"/>
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Andreas"/>	Surname:	<input type="text" value="Christofides"/>
Company name:	<input type="text" value="APT Consulting"/>				
Street address:	<input type="text" value="19A AYLMER PARADE"/>			Country Code:	<input type="text" value="+44"/>
	<input type="text" value="AYLMER ROAD"/>			National Number:	<input type="text" value="203409922"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="LONDON"/>			Telephone number:	<input type="text"/>
County:	<input type="text"/>			Mobile number:	<input type="text" value="+44"/>
Country:	<input type="text" value="UK"/>			Fax number:	<input type="text" value="+44"/>
Postcode:	<input type="text" value="N2 0PE"/>			Email address:	<input type="text" value="info@aptconsulting.co.uk"/>

3. Description of the Proposal

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

DEMOLITION OF 51 AND 52 TOTTENHAM COURT ROAD: REDEVELOPMENT OF SITE TO PROVIDE RETAIL IN THE BASEMENT AND GROUND FLOOR WITH RESIDENTIAL ACCOMMODATION ABOVE TO INCLUDE 3 X 2 BEDROOM FLATS: 2 STUDIO FLATS: AND 20 STUDENT UNITS:

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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. 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

10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

TO ALLOW FOR THE REDEVELOPMENT OF THE SITE:

11. 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:

PAINTED WHITE WALLS

Description of *proposed* materials and finishes:

TRANSLUCID WHITE POLYCARBONATE

Roof - description:

Description of *existing* materials and finishes:

TILES

Description of *proposed* materials and finishes:

METAL BRISE SOLIEL: GREEN FACADE GREEN ROOF

Windows - description:

Description of *existing* materials and finishes:

EXISTING

Description of *proposed* materials and finishes:

DOUBLE GLAZED PPC METAL FRAMES:

Doors - description:

Description of *existing* materials and finishes:

SHOPFRONTS DOUBLE GLAZED

Description of *proposed* materials and finishes:

PPC DOUBLEGLAZED SHOPFRONT

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:

N/A

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:

SEE APT DRAWINGS 810-814:

12. 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
Cycle spaces	0	14	14

13. 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

14. 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

15. 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

16. Existing Use

Please describe the current use of the site:

MIXTURE OF RETAIL AND RESIDENTIAL AT 51:
RETAIL AND ANCILLARY COMMERCIAL AT 52

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

18. Trade Effluent

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

19. Residential Units

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

19. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		3			2
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	20				
Unknown					

Proposed Market Housing Total

25

Market Housing - Existing

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

Existing Market Housing Total

5

Overall Residential Unit Totals

Total proposed residential units	25
Total existing residential units	5

20. 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	235.0	235.0	384.0	149.0
Other Please Specify	129.0	129.0	0.0	-129.0
Total	364.0	364.0	384.0	20.0

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

21. 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

22. 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	
A1							<input checked="" type="checkbox"/>

23. Site Area

What is the site area?

323 sq.metres

24. 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:

N/A

Is the proposal for a waste management development?

Yes No

25. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

26. 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

27. 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

27. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select 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:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

28. Declaration

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

Date