

Planning Services
Camden Town Hall
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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:	Mrs	First name:		Surname:	King	
Company name						
Street address:	Flat R			Country Code	National Number	Extension Number
	13 Queen Street			Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	WC1N 3AR					
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:	Ms	First Name:	Rachel	Surname:	Miller	
Company name:	Guy Stansfeld Architects					
Street address:	318 Studios			Country Code	National Number	Extension Number
	318 Kensal Road			Telephone number:	+44	(0)20 8962 8666
				Mobile number:		
Town/City	London			Fax number:	+44	(0)20 8962 8777
County:				Email address:		
Country:	United Kingdom					
Postcode:	W10 5BZ			Rachel@3xarc.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from Class D1 to Class 3. Permission granted but not yet implemented. Ref: 2009/1820/P.
Proposed alterations include additional storey above 1A Coptic Street.
To the front elevation: Reopening of blocked window and widening of front door to 1A Coptic Street.
To the rear elevation: General window modifications on 42 Great Russell Street and full height windows on ground floor of 1A Coptic Street.
Internal alterations include the retention of existing lift and new internal arrangement.

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:	42	Suffix:	
House name:			
Street address:	Great Russell Street		
Town/City:	London		
County:			
Postcode:	WC1B 3PH		

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

Easting:	530070
Northing:	181550

Description:

This application also includes 1A Coptic Street which is connected to 42 Great Russell Street.

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:	Mr	First name:	Charles	Surname:	Rose
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Reference:

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

Details of the pre-application advice received:

Comments during the course of application 2010/0073/P and following the withdrawal of this regarding the appearance of the second floor extension. These comments have now been included in this application, specifically the simplification of the architectural detail and reducing the height of the extension to retain the subservient appearance of 1A Coptic Street to 42 Great Russell Street.
Also discussions with Sara Whelan during the course of application 2010/0073/P. Advice included maximising light and ventilation within the self-contained flat at 42 Great Russell Street. Additional pavement lights and windows have been proposed in this application and the bedroom location moved to ground floor level.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Existing rendered facades to both front and rear.

Description of *proposed* materials and finishes:

Proposed rendered facades to front and rear.

Roof - description:

Description of *existing* materials and finishes:

Flat asphalt roof to 1A Coptic Street and tiled roof to 42 Great Russell Street.

Description of *proposed* materials and finishes:

New asphalt roof to 1A Coptic Street and new tiled roof to 42 Great Russell Street.

Windows - description:

Description of *existing* materials and finishes:

Existing windows are single glazed, timber framed (including French doors/ windows).

Description of *proposed* materials and finishes:

Double glazed timber framed windows proposed throughout (including French doors/ windows).

Doors - description:

Description of *existing* materials and finishes:

Existing doors are solid timber panelled.

Description of *proposed* materials and finishes:

Proposed doors are to be solid timber panelled.

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:

GSA500 Cover Letter
GSA500 Design and Access Statement
GSA500.PL100 - Site Location plan
GSA500.PL101 - Site Plan
Approved Drawings (Ref: 2009/1820/P)
GSA500.PL102 - Existing and Proposed Basement Plan
GSA500.PL103 - Existing and Proposed Ground Floor Plan
GSA500.PL104 - Existing and Proposed First Floor Plan
GSA500.PL105 - Existing and Proposed Second Floor Plan
GSA500.PL106 - Existing and Proposed Third Floor Plan
GSA500.PL107 - Existing and Proposed Roof Plan
Proposal:
GSA500.PL176 - Existing Basement and Ground Floor Plans
GSA500.PL177 - Existing First and Second Floor Plans
GSA500.PL178 - Existing Third and Roof Plans
GSA500.PL179 - Existing Front Elevations
GSA500.PL180 - Existing Rear Elevations
GSA500.PL181 - Existing Section AA
GSA500.PL182 - Existing Section BB
GSA500.PL183 - Existing Section CC
GSA500.PL184 - Proposed Basement and Ground Floor Plans
GSA500.PL185 - Proposed First and Second Floor Plans
GSA500.PL186 - Proposed Third and Roof Plans
GSA500.PL187 - Proposed Front Elevation
GSA500.PL188 - Proposed Rear Elevation
GSA500.PL189 - Proposed Section AA
GSA500.PL190 - Proposed Section BB
GSA500.PL191 - Proposed Section CC
GSA500.PL192 - Proposed Section DD
GSA500.PL193 - Photographic References
GSA500.PL194 - Lifetime Homes 42 Great Russell Street Basement Plan
GSA500.PL195 - Lifetime Homes 42 Great Russell Street Ground Floor Plan
GSA500.PL196 - Lifetime Homes 1A Coptic Street Basement Plan
GSA500.PL197 - Lifetime Homes 1A Coptic Street Ground Floor Plan
GSA500.PL198 - Lifetime Homes 1A Coptic Street First Floor Plan
GSA500.PL199 - Lifetime Homes 1A Coptic Street Second Floor Plan
GSA500.PL200 - Lifetime Homes 1A Coptic Street Third Floor Plan
GSA500.PL201 - Lifetime Homes 1A Coptic Street Roof Plan

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☒

Septic tank☐

Other

Package treatment plant☐

Cess pit☐

Unknown☐

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:

The site is vacant. Change of use from Class D1 to Class C3 granted.
Ref: 2009/1820/P

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Private commercial language school

When did this use end (if known) (DD/MM/YYYY)?

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	1		1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

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

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	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

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

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	404.0	404.0	0.0	-404.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	404.0	404.0	0.0	-404.0

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

What is the site area?

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:

Machinery associated with residential lift

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 A)

Certificate of Ownership - Certificate A

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

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

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 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:

Ms

First Name:

Rachel

Surname:

Miller

Person role:

Agent

Declaration date:

26/04/2010

☒ 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

27/04/2010