

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 listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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:	M	Surname:	Freeman		
Company name:	Edenfield Estates Ltd						
Street address:	19 Sydney Grove			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	UK						
Postcode:	NW4 2EJ						
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:	Ming	Surname:	Ko		
Company name:	Ko and Partners Architects						
Street address:	Unit 6, 1-3			Telephone number:	Country Code	National Number	Extension Number
	Upper Richmond Road				44	02088740758	
				Mobile number:	44	07763117002	
Town/City:	London			Fax number:	44	08707623742	
County:				Email address:			
Country:	UK						
Postcode:	SW15 2RF				postbox@koandpartners.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Addition of a traditional style mansard roof with dormer windows; Internal alterations to accommodate 8 residential flats; Demolish existing single storey storage at the rear courtyard; External alterations to the rear basement level elevation; Convert two existing vaults in connection to a residential unit.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

House:	<input type="text" value="165"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="GRAY'S INN ROAD"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1X 8UE"/>		

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

Easting:	<input type="text" value="530733"/>
Northing:	<input type="text" value="182349"/>

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes☐ No

If Yes, will there be works to the interior of the building?

☒ Yes☐ No

Will there be works to the exterior of the building?

☒ Yes☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

342-A-010 to A-018 Location Plan, Existing Elevations, Sections and Plans

342-A-020 to A-023 Proposed Plans

342-A-025 to A-029 Proposed Elevations and Sections

Supporting Statement by CgMs

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know☐ Grade I☐ Grade II*☒ Grade II

Is it an ecclesiastical building?

☐ Don't know☐ Yes☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes☒ No

14. 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	11	11

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick

Roof covering- add description

Description of *existing* materials and finishes:

Unknown

Description of *proposed* materials and finishes:

Natural Welsh Slate

Chimney - add description

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick

Windows - add description

Description of *existing* materials and finishes:

Painted Timber

Description of *proposed* materials and finishes:

Painted Timber

External doors - add description

Description of *existing* materials and finishes:

Oak Panel Door

Description of *proposed* materials and finishes:

Unchanged

15. Materials (continued)

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

Plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

Masonry (concrete blockwork)

Description of *proposed* materials and finishes:

Timber/Metal Stud with Plasterboard

Floors - add description

Description of *existing* materials and finishes:

Mix with steel and timber; concrete

Description of *proposed* materials and finishes:

Mix with steel and timber

Internal doors - add description

Description of *existing* materials and finishes:

Modern Painted Timber Door

Description of *proposed* materials and finishes:

Timber Veneer Door

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

342-A-010 to A-018 Location Plan, Existing Elevations, Sections and Plans
342-A-020 to A-023 Proposed Plans
342-A-025 to A-029 Proposed Elevations and Sections
Supporting Statement by CgMs
Design and Access Statement

16. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

17. 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

18. 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

19. Existing Use

Please describe the current use of the site:

Office, Planning permission granted with section 106 (application ref: 200/4063/P) to change of use from office (class B1) to residential (class C3) to provide 5 flats

Is the site currently vacant?

☒ Yes

☐ No

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

Office

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

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.

20. 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'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes

☒ No

22. 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	2	3	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	2				
Unknown					

Proposed Market Housing Total

8

Overall Residential Unit Totals

Total proposed residential units	8
Total existing residential units	0

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

23. 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)
B1 (a)	Office (other than A2)	387.0			0.0
Total		387.0	0.0	0.0	0.0

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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24. 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

25. 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	

26. Site Area

What is the site area?

27. 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:

Is the proposal for a waste management development? ☐ Yes ☒ No

28. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

29. 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

30. 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

30. 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

31. Declaration

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



Date