

Planning Application - part 1

2008 / 6186 / P



A1. Applicant Details

Organisation	Royal Masonic Trust for Girls and Boys		
Name	Title	Forename	Surname
	Mr	Douglas	Neil
A1.1 Address Details			
Name or flat number			
Property number or name	31		
Street	Great Queen Street		
Locality	Covent Garden		
Town	London		
County			
Postal Town			
Postcode	WC2B		

A1.2 Communication Details

	Nat Code	Extn No.
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

6 DEC 2007

A2. Agent Details

Organisation	Brimelow McSweeney Architects		
Name	Title	Forename	Surname
	Miss	Annabelle	Barrington

A2.1 Address Details

Name or flat number	
Property number or name	26
Street	Great Queen Street
Locality	Covent Garden
Town	London
County	
Postal Town	London
Postcode	WC2B 5BL

A2.2 Communication Details

	Nat Code	Extn No.
Telephone No.	02078317835	
Daytime Telephone No.	02078317835	
Fax No.	02078317839	
Email Address	abarrington@bm-architects.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	<input type="text"/>
Property number or name	<input type="text" value="31"/>
Street	<input type="text" value="Great Queen Street"/>
Locality	<input type="text"/>
Town	<input type="text" value="LONDON"/>
County	<input type="text"/>
Postal Town	<input type="text"/>
Postcode	<input type="text" value="WC2B 5AG"/>
UPRN	<input type="text" value="0"/>
Location	<input type="text"/>

2. Description of the Proposed Development

Development Description

Refurbishment of existing four storey office and residential building. - The modification of an existing office building including change of use at rear of building on 3rd Floor from office to residential and change of use at 4th floor level form residential to office (2 x New Duplex apartments proposed) - Reconfiguration of mansard roof at Parker St and at rear of existing 4th Floor - 2 new Dorma Windows to Mansard Roof of 31 Gt Queen St - Roof Terraces with associated balustrade and access. - Reconfiguration of Existing Plant and Enclosure on Roof - Internal Alterations Refer to attached report for full description.

3. Type of Application

Type	<input type="checkbox"/> Outline		
	<input type="checkbox"/> Approval of Reserved Matters		
	<input checked="" type="checkbox"/> Full		
	<input type="checkbox"/> Renewal of temporary permission		
	<input type="checkbox"/> Renewal of unexpired permission		
	<input type="checkbox"/> Removal of Condition		
	<input type="checkbox"/> Variation of Condition		
Outline or Reserved Matters Applications. Following recent legislation changes to outline permission please read the help-text for new requirements.	Layout (Previously Siting)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Scale (Previously Design)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	External Appearance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Means of Access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Landscaping	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Reference Number of existing application	<input type="text"/>		
Date of previous decision	<input type="text"/>		

(yyyy-mm-dd)
Condition Number

Proposal Type

New building(s)

☐ Yes

☒ No

Alteration or Extension to building(s)

☒ Yes

☐ No

Change of use

☒ Yes

☐ No

Demolition

☒ Yes

☐ No

Other operations

☐ Yes

☒ No

4. Access

Is existing access affected?

Pedestrian

☐ Yes

☒ No

Is a new access type proposed?

Vehicular

☐ Yes

☒ No

Pedestrian

☐ Yes

☒ No

Vehicular

☐ Yes

☒ No

Disability Access

New lifts. DDA standards to met where practicable within listed building constraints.

5. Other Information

A. Planting of trees, shrubs or hedges

☐ Yes

☒ No

B. Lopping or topping of trees or the removal of trees shrubs or hedges

☐ Yes

☒ No

C. Storage of waste

☐ Yes

☒ No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?

☐ Yes

☒ No

Is the site adjacent to a Public Right Of Way?

☒ Yes

☐ No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

N/A

Roof

Slate and flashings to match existing to Mansard roof. Ceramic tiles to terrace.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

N/A

8. Site Area & Floor Space

Site Area	535
Units	<input checked="" type="checkbox"/> square metres <input type="checkbox"/> hectares
Width of site frontage	18 metres
Is the application for new building works? Please state the existing floorspace of the building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1432 sq.m
Please state the proposed new floorspace	32 sq.m
Is the proposal for a change of use? Please state the floorspace related to the change of use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 160 sq.m
Does the proposal involve the removal or demolition of any part of the existing building? Description of removal/demolition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Refer to drawings and report for full description: - Removal and storage of internal timber screens at ground and first floor - Removal of selected full height partitions and doors. - Removal of existing lift car - Removal and reconfiguration of back of roof at 4th floor level - Removal of existing toilets and kitchenettes - Removal selected internal stairs - removal of existing selected plant and enclosure.

9. Existing Uses

Current use of land or building	Office, Residential, Restaurant, Retail including associated basement level workroom
If vacant what was the land or building last used for?	N/A

10. Residential Information

Select the type of land the development is on

- ☒ Brown-field
- ☐ Green-field
- ☐ Part Greenfield, Part Brownfield
- ☐ Don't Know
- ☐ Yes ☒ No

Is the number of residential units changing?

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Flats/Maisonettes/Apartments	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Bedsits	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

11. Interest

State the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Prospective purchaser
- ☐ Other

If Other give details

Does the applicant own or control any adjoining land?

☒ Yes

☐ No

Has any part of the site been in council ownership?

☐ Yes

☒ No

12. Height

State the height of the new development

metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="0"/>
Goods Vehicle Spaces	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Cycle Spaces	<input type="text" value="0"/>	<input type="text" value="6"/>	<input type="text" value="6"/>
Disability Spaces	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

14. Drainage

State method of disposal for surface water

Mains

State method of disposal for foul sewage

Mains

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application ☐ Yes ☒ No

15. Previous Applications

Any previous known applications for this proposal? ☐ Yes ☒ No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? ☐ Yes ☒ No

Is the application for any of the following purposes listed below?

Industry	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Office	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Warehousing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Storage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Shopping	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Any commercial use involving staff/parking/operating hours	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Signature

Electronically submitted; no signature required.

Certificate B

I certify that:
I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation	Royal Masonic Trust for Girls and Boys		
Owner's Name	Title	Forename	Surname
	Mr	Douglas	Neil

Address at which notice was served

Name or flat number	
Property number or name	31
Street	Great Queen Street
Locality	Covent Garden
Town	London
County	
Postal Town	
Postcode	WC2B
Date notice was served (yyyy-mm-dd)	2007-12-05

Signatory

Signatory	Title	Forename	Surname
	Miss	Annabelle	Barrington
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-12-05		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

**Town and Country Planning (General Permitted Development
Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION**

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	<input type="text"/>
Property number or name	<input type="text" value="31"/>
Street	<input type="text" value="Great Queen Street"/>
Locality	<input type="text"/>
Town	<input type="text" value="LONDON"/>
County	<input type="text"/>
Postal Town	<input type="text"/>
Postcode	<input type="text" value="WC2B 5AG"/>

Take notice that application is being made by

Organisation	<input type="text" value="Royal Masonic Trust for Girls and Boys"/>		
	Title	Forename	Surname
Name	<input type="text" value="Mr"/>	<input type="text" value="Douglas"/>	<input type="text" value="Neil"/>

For planning permission to:

Description of Proposed Development

Refurbishment of existing four storey office and residential building. - The modification of an existing office building including change of use at rear of building on 3rd Floor from office to residential and change of use at 4th floor level form residential to office (2 x New Duplex apartments proposed) - Reconfiguration of mansard roof at Parker St and at rear of existing 4th Floor - 2 new Dorma Windows to Mansard Roof of 31 Gt Queen St - Roof Terraces with associated balustrade and access. - Reconfiguration of Existing Plant and Enclosure on Roof - Internal Alterations Refer to attached report for full description.

Local Planning Authority to whom the application is being submitted	<input type="text" value="Camden Council"/>
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Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	<input type="text" value="2007-12-05"/>
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Signatory

	Title	Forename	Surname
Signatory	<input type="text" value="Miss"/>	<input type="text" value="Annabelle"/>	<input type="text" value="Barrington"/>
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	<input type="text" value="2007-12-05"/>		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure. Once completed this form needs to be served on the owner(s)

Agricultural Holdings Certificate

☒ None of the land to which the application relates is, or is part of, an agricultural holding. ☐ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	<input type="text" value="Miss"/>	<input type="text" value="Annabelle"/>	<input type="text" value="Barrington"/>
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	<input type="text" value="2007-12-05"/>		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.
