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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

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:	Mr	First name:	Jonathan	Surname:	Ruback
Company name:	Property Investments LLP.				
Street address:	c/o Agent				
	Waugh Thistleton Architects Ltd.				
	74 Paul Street				
Town/City:	London				
County:					
Country:	United Kingdom				
Postcode:	EC2A 4NA				

	Telephone number:			
	Mobile number:			
	Fax number:			
	Email address:			

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Waugh
Company name:	Waugh Thistleton Architects Ltd.				
Street address:	74 Paul Street				
Town/City:	London				
County:	Greater London				
Country:	United Kingdom				
Postcode:	EC2A 4NA				

	Telephone number:		02076135727	
	Mobile number:			
	Fax number:			
	Email address:	andrew@waughthistleton.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Further to existing permission for change of use (Ref. 2010/6917/P), change of use (2011/1663/P), change of use (2012/3651/P) and creation of additional front entrance door (2013/7920/P). This application is for change of use on the upper floors (first and second) from office (class B1A) to two one bed flats (class C3). The proposal is a three storey extension at the rear of 40 Great Russell Street. Alterations to existing third floor flat with roof terrace, the erection of a fourth floor extension, alterations and additions to fenestration.

Has the building, work or change of use already started? ☐ Yes ☒ No

3. Site Address Details

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

House:	<input type="text" value="40"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Great Russell Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1B 3PH"/>		

Description:

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

Easting:	<input type="text" value="530061"/>
Northing:	<input type="text" value="181541"/>

4. Pre-application Advice

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

☒ Yes ☐ No

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:	<input type="text"/>	First name:	<input type="text"/>
		Surname:	<input type="text"/>
Reference:	<input type="text" value="2010/6917/P"/>		
Date (DD/MM/YYYY):	<input type="text"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

Please Refer to planning application no. 2010/6917/P, 2011/1663/P, 2012/3651/P, 2013/7920/P,

5. 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

6. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

Yes, please provide details:

Waste storage located in kitchen.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

Yes, please provide details:

Recycle station located in kitchen.

7. 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

8. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

2. Materials continued

Walls - description:

description of existing materials and finishes:

White Render

description of proposed materials and finishes:

White Render, timber, western red cedar

Roof - description:

description of existing materials and finishes:

asphalt

description of proposed materials and finishes:

Wooden decking

Windows - description:

description of existing materials and finishes:

existing sash windows

description of proposed materials and finishes:

installing timber windows to match timber cladding

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

Yes, please state references for the plan(s)/drawing(s)/design and access statement:

- 506-001 Existing Location Plan, scale 1:500 @ A3
- 506-010 Existing Basement, Ground Floor Plan and First Floor Plan, scale 1:100 @ A3
- 506-011 Existing Second Floor Plan, Third Floor Plan, and Roof Plan, scale 1:100 @ A3
- 506-020 Existing Front and Rear Elevations, scale 1:100 @ A3
- 506-030 Existing Section AA, scale 1:100 @ A3
- 506-099 Proposed Location Plan, scale 1:200 @ A3
- 506-100 Proposed Basement, Ground Floor Plan and First Floor Plan, scale 1:100 @ A3
- 506-101 Proposed Second Floor Plan, Third Floor Plan, and Roof Plan, scale 1:100 @ A3
- 506-200 Proposed Front and Rear Elevations, scale 1:100 @ A3
- 506-300 Proposed Section aa and Section bb, scale 1:100 @ A3

0. 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			

1. Foul Sewage

Please state how foul sewage is to be disposed of:

Drains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other					

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

to be conditioned if necessary.

2. 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

3. 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, Of land adjacent to or near the application site:

) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

4. Existing Use

Please describe the current use of the site:

1, B1, and C3

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.

Is land known to be contaminated? ☐ Yes ☒ No

Is land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

Is the proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

5. 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 design, demolition and construction - Recommendations'.

6. Trade Effluent

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

7. Residential Units

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

7. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total 3

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	1

Market Housing - Existing

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

Existing Market Housing Total 1

8. 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	86.2	86
A2	Financial and professional services	39.8	39.8	0.0	-39
A3	Restaurants and cafes	0.0	0.0	0.0	0
A4	Drinking establishments	0.0	0.0	0.0	0
A5	Hot food takeaways	0.0	0.0	0.0	0
B1 (a)	Office (other than A2)	104.0	104.0	0.0	-104
B1 (b)	Research and development	0.0	0.0	0.0	0
B1 (c)	Light industrial	0.0	0.0	0.0	0
B2	General industrial	0.0	0.0	0.0	0
B8	Storage or distribution	0.0	0.0	0.0	0
C1	Hotels and halls of residence	0.0	0.0	0.0	0
C2	Residential institutions	0.0	0.0	0.0	0
D1	Non-residential institutions	0.0	0.0	0.0	0
D2	Assembly and leisure	0.0	0.0	0.0	0
Other	Please Specify	0.0	0.0	0.0	0
Total		143.8	143.8	86.2	-57

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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9. 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

10. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	

20. Hours of Opening (continued)

A1								<input checked="" type="checkbox"/>
B1A								<input checked="" type="checkbox"/>

1. Site Area

What is the site area?

93.50

sq.metres

2. 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 any machinery to be installed on site?

Is the proposal for a waste management development?

☐ Yes ☒ No

3. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

4. 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

5. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

6. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date