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

Application for Planning Permission and for relevant demolition of an unlisted building 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" value="Mr"/>	First name:	<input type="text" value="Edward"/>	Surname:	<input type="text" value="Bardos"/>		
Company name:	<input type="text" value="KA Sandwich Fitzrovia Limited"/>						
Street address:	<input type="text" value="26 Foubert's Place"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>			Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="W1F 7PP"/>						
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="Robert"/>	Surname:	<input type="text" value="Moffatt"/>		
Company name:	<input type="text" value="Design LSM Ltd"/>						
Street address:	<input type="text" value="The Bath House"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="58 Livingstone Road"/>				<input type="text" value="44"/>	<input type="text" value="01273 820033"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Hove"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="East Sussex"/>			Email address:	<input type="text" value="info@designlsm.com"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="BN3 3WL"/>						

3. Description of the Proposal

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

Replacement of the existing shop front components; 4no. existing part glazed bi-fold doors, main restaurant entrance door, fascia board, signage and fold down awning and side breeze screens.
Demolition of external raised -platform and lowering to pavement level. Demolition of external gates and railings which surround the raised platform.
Installation of new shop front comonents; 4no. new part glazed bi-fold doors, new entrance door, new fascia board and sign, new illuminated projecting sign, new awning and awning ends. New breeze screens and external planter furniture on lockable castors.

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:	40	Suffix:	
House name:			
Street address:	Goodge Street		
Town/City:	London		
County:			
Postcode:	W1T 2QP		

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

Easting:	529460
Northing:	181726

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Drawing number:
Existing Shopfront Details 01-01
Proposed Shopfront details. 09-01
Proposed Exterior furniture details. 09-02

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. Explanation for Proposed Demolition Work

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

The current shopfront is in need of repair and is very busy from the street. From the pavement level there is stepped access onto a full width raised platform which incorporates external restaurant seating, access to the restaurant and access to the adjacent shared fire exit / entrance door leading to the residential floors above the restaurant.

The existing external raised platform is surrounded with railings and 2no. gates and restricts customer access to the restaurant, shopfront and the shared fire exit / entrance door to the residential floors above.

The proposal is to create more visibility of the shopfront and views into the restaurant by replacing and increasing the height of the part glazed bifold doors and installing glazed fanlights above. The new bifold doors and restaurant entrance door would now extend to be in line with the top of the adjacent entrance / fire exit door.

The large landscaped planters and large menu affixed to the front railing do not allow for visibility into the restaurant and these will be removed. The discoloured low hanging awning will be replaced to meet with Camden Planning Guidelines.

By demolishing the existing raised platform, gates and railings in front of the building line we aim to improve access from the pavement to the restaurant and entrance to residences above. It is anticipated this will also neaten the street scape by removal of the safety railings. After removal of the existing raised platform and railings, the new external timber decking will run flush with existing pavement up to the building line.

External seating will continue on the new lower level but remain within the footprint of the demolished raised external platform.

The shopfront will also receive a new fascia board, sign, projecting sign and new retractable awning.

10. 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:

White painted wall finish to existing door surround and painted pilasters.

Description of proposed materials and finishes:

Grey dulux weathershield external smooth paint finish to existing white painted rendered wall / door surround and painted pilasters.

Roof - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Windows - description:

Description of existing materials and finishes:

Painted hardwood timber framed bi-fold doors with clear glass window panels and decorative panels at low level.
Painted timber frame entrance door with decorative panelling and 9 clear glazing panels.
Curved clear safety glass fanlight window above the bi-fold doors.

Description of proposed materials and finishes:

Painted hardwood timber framed bi-fold doors with clear safety glass window and decorative panel at low level.
Painted timber frame entrance door to restaurant with decorative panel at low level to match adjacent bi fold doors.
Clear safety glass fanlight windows above each entrance door and bi-fold door.

Doors - description:

Description of existing materials and finishes:

Painted hardwood timber framed bi-fold doors with clear glass window panels and decorative panels at low level.
Painted timber frame entrance door with decorative panelling and 9 clear glazing panels.
Curved clear safety glass fanlight window above the bi-fold doors.
White and dark cream gloss finish to timber frames, doors and panelling.

Description of proposed materials and finishes:

Painted hardwood timber framed bi-fold doors with clear glass window panels and decorative panels at low level. Grey external satinwood finish.
Painted timber frame entrance door with decorative panelling and clear safety glazing. Grey external satinwood finish.
Painted hardwood timber fanlight window above the bi-fold doors. Grey Dulux weathershield exterior satinwood finish to doors and frames.

Boundary treatments - description:

Description of existing materials and finishes:

Existing metal gate and railings along the boundary are in a magnolia colour finish.
Terracotta colour exterior floor tiles on raised platform.

Description of proposed materials and finishes:

Demolition of the raised platform and railings.
New flush flooring finish - composite decking construction, resembling timber decking but with added stain resistant properties.

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:

2no. Existing fluorescent linear tubes in flaky white decorated housing.
2no. Heat lamps above bifold doors in black finish.
5 no. task lights in black finish hanging beneath shopfront fascia.
2no. high level directional task lights affixed to the front of the facade above the fascia. Internally illuminated projecting sign with fluorescent light fittings within.

Description of proposed materials and finishes:

Intergrated under awning white external LED lighting strips with covers.
5no. Swan neck (heritage style) directional lighting in black gloss finish above the fascia and sign will each contain an 80Watt or equivalent warm white LED light source.
2no. thin profile black gloss lighting troughs for housing the white external LED lighting strips located over projecting sign and incorporated off the support arm.

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:

DESIGN AND ACCESS / HERITAGE STATEMENT.
01-01 existing shopfront details.
09-01 proposed shopfront details.09-02 exterior furniture details.

11. 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)	1	1	0
Short description of Other	Residential parking bay (single yellow line) outside the front of the building. No loading Monday - Saturday 8:30-18		

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

Vacant.

Is the site currently vacant? ☒ Yes ☐ No

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

A3 - Restaurant. So Grilli Italian Restaurant.

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

16. 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'.

17. Trade Effluent

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

18. Residential Units

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

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

20. 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

21. 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	
A3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

23. 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

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate B)

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served		
Name	Mr Calogero Vullo			<div>31/03/2014</div>		
Number:	45	Suffix:				
Street:	Dollis Hill lane					
Locality:						
Town:	London					
Postcode:	NW2 6HQ					
Title:		Mr	First name:	Robert	Surname:	Moffatt
Person role:		Agent		Declaration date:	23/04/2014	<input checked="" type="checkbox"/> Declaration made

27. 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 23/04/2014