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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:	Mr	First name:	Chris	Surname:	Protopapas		
Company name:	Zania Universal Ltd						
Street address:	37 Church Way			Country Code:	National Number:	Extension Number:	
				Telephone number:			
				Mobile number:			
Town/City:	London			Fax number:			
County:	London			Email address:			
Country:	United Kingdom						
Postcode:	N20 0JZ						
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:	Livia	Surname:	Danna		
Company name:	Benoy						
Street address:	210 High Holborn			Country Code:	National Number:	Extension Number:	
				Telephone number:	44	2074047666	
	210 High Holborn			Mobile number:			
Town/City:	LONDON			Fax number:	44	7404 7980	
County:	London			Email address:	livia.danna@benoy.com		
Country:	United Kingdom						
Postcode:	WC1V 7DL						

3. Description of the Proposal

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

Change of use from office to residential.
 Demolition of existing roof plant structure and part of perimeter roof slab.
 New two storey extension at roof level and new stone parapet infill along New Oxford street. New windows to Bainbridge street Elevation (rear).

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)

Description:

House:	112	Suffix:	
House name:	Balfour Beatty Rail Projects Ltd		
Street address:	New Oxford Street		
Town/City:	London		
County:			
Postcode:	WC1A 1HH		

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

Easting:	529894
Northing:	181411

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:	Richard	Surname:	Black
Reference:	CA\2011\ENQ\04480				
Date (DD/MM/YYYY):	11/07/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

Ref code: CA\2011\ENQ\04480 refers back to written feedback received from pre-planning meeting with Richard Black and Hannah Walker

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:

Waste storage (and recycling) and collection area will be provided in the basement area. As indicated on drawing BNY-MA-20-B001

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Waste and recyclables in separate allocated bins as per planning guides. (Description made in design statement)

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)?

Demolition of existing roof plant structure to enable the proposed two storey extension to take place.

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:

New Oxford Street:
Stone Cladding to existing facade and returning onto Bainbridge Street.
Bainbridge Street:
Existing red brick work to rear facade

Description of *proposed* materials and finishes:

New Parapet wall:
New stonework to form parapet wall to match existing within main facade (New Oxford Street facade).

Roof - description:

Description of *existing* materials and finishes:

Existing Roof Plant:
Artificial slate looking tiles with lead roll to roof hips. Vertical Face painted in white render (no visible from street level). Flat roof area finished in a single ply membrane.

Description of *proposed* materials and finishes:

Proposed Extension:
Materials for the new extension will be metal panels, in the form of 'diamond' shingles, and in brass/gold color finish.

Windows - description:

Description of *existing* materials and finishes:

All existing windows:
Metal frame single glazed.
Sixth floor windows to be removed and reveals made good (as indicated on drawing BNY-MA-02-6001).

Description of *proposed* materials and finishes:

All proposed windows:
All windows to be replaced with double glazed units and to match existing windows.
New windows openings to Bainbridge Street (as indicated in BNY-MA-21-N001 to match alignment of the existing ones).
New windows to sixth floor to be aligned with windows of floors below.
Windows to roof extension to be double glazed, in the form of dormers along New Oxford Street and flush on Bainbridge Street.
Full height angled glazing to West Elevation.

Doors - description:

Description of *existing* materials and finishes:

New Oxford Street:
Main Entrance door closed with temporary shutter.
Bainbridge Street:
Metal Fire Escape door.
Metal shutter to storage room

Description of *proposed* materials and finishes:

New Oxford Street:
Glazed Entrance door
Bainbridge Street:
New Fire Escape door.
Louver door to storage room.

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:

BNY-MA-20-B001 - Basement Floor Plan
BNY-MA-20-0001 - Ground Floor Plan
BNY-MA-20-2001 - Second Floor Plan
BNY-MA-20-3001 - Third Floor Plan
BNY-MA-20-6001 - Sixth Floor Plan
BNY-MA-20-7001 - Seventh Floor Plan
BNY-MA-20-8001 - Eighth Floor Plan
BNY-MA-20-9001 - Nineth Floor Plan
BNY-MA-20-R001 - Roof Floor Plan
BNY-MA-21-S001 - South Elevation
BNY-MA-21-W001 - West Elevation
BNY-MA-21-N001 - Norht Elevation
BNY-MA-22-AA01 - Section AA
BNY-MA-22-BB01 - Section BB
All drawings to be read in conjunction with Design and Access Statement Part 1,2 &3

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	10	10
Other (e.g. Bus)	0	0	0
Short description of Other			

12. 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):

The building has existing drainage connections to mains sewer, which will be re-used for the refurbishment. Details can be provided during construction.

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:

Ground and First Floor are trading Starbucks coffee shop.
Majority of Basement area as Starbucks back of house with vacant rooms.
Vacant office space on all levels above.

Is the site currently vacant? Yes No

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

Small cellular office spaces on floors 2 to 6.

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	2	6	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

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

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

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

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)	797.0	797.0	1032.3	235.3

19. 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	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		797.0	797.0	1032.3	235.3

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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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	

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:

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 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

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

08/04/2014