

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

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="Ms"/>	First name:	<input type="text" value="Elena"/>	Surname:	<input type="text" value="Acciarri"/>
Company name:	<input type="text" value="GEMM Design"/>				
Street address:	<input type="text" value="CAP House"/>			<input type="text" value="9-12 Long Lane"/>	<input type="text" value=""/>
Town/City:	<input type="text" value="LONDON"/>			<input type="text" value=""/>	<input type="text" value=""/>
County:	<input type="text" value="London"/>			<input type="text" value=""/>	<input type="text" value=""/>
Country:	<input type="text" value="United Kingdom"/>			<input type="text" value=""/>	<input type="text" value=""/>
Postcode:	<input type="text" value="EC1A 9HA"/>	<input type="text" value="gemrys@emrysarchitects.com"/>			

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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Glyn"/>	Surname:	<input type="text" value="Emrys"/>
Company name:	<input type="text" value="Emrys Architects"/>				
Street address:	<input type="text" value="CAP House"/>			<input type="text" value="9-12 Long Lane"/>	<input type="text" value=""/>
Town/City:	<input type="text" value="London"/>			<input type="text" value=""/>	<input type="text" value=""/>
County:	<input type="text" value=""/>			<input type="text" value=""/>	<input type="text" value=""/>
Country:	<input type="text" value="United Kingdom"/>			<input type="text" value=""/>	<input type="text" value=""/>
Postcode:	<input type="text" value="EC1A 9HA"/>	<input type="text" value="gemrys@emrysarchitects.com"/>			

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

3. Description of the Proposal

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

It is proposed to demolish garages 1 to 3 and 5-6 on the site (garage 4 is not included in the proposal). The scheme includes the retention of garages at ground floor of plots 2, 5 & 6 and the creation of 2 self contained residential units spread over 3 storeys, ground to second. The owner of garage 1 is also the leaseholder to the rear ground floor flat at 29 Prowse Place. He wishes to extend his studio fl at into part of the garage, and retain the end of the space to be used as a motorbike garage.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Garages (1-3, 5-6) rear of 174 Camden Street, and 29 Prowse Place"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 9PN"/>		

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

Easting:	<input type="text" value="529012"/>
Northing:	<input type="text" value="184277"/>

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Charles"/>	Surname:	<input type="text" value="Rose"/>
--------	---------------------------------	-------------	--------------------------------------	----------	-----------------------------------

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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:

- Bins for both flats are to be stored in purpose built store on actual garage number 3 (Jeffrey's Street)

- Bin Store doors will include natural ventilation to meet required standards.

- Bin store will be provided wash down point and drainage.

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

If Yes, please provide details:

STORAGE REQUIREMENT:

Flat 1 - 2 x 0.15 = 0.3 cubic metres

Flat 2 - 1 x 0.15 = 0.15 cubic metres

TOTAL: 0.45 cubic metres = 450 litres

450 L / 240 L (580x740mm plastic bin) = 2x240 L bins

1 x 240 L Bin for refuse storage

1 x 240 L Bin for recyclable waste storage.

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)?

It is necessary to demolish the existing garages to built the new dwellings with high quality materials.

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:

London Stock Brick

Description of *proposed* materials and finishes:

Copper panels and London Stock Brick to ground floor plinth.
White render to upper floors.

Roof - description:

Description of *existing* materials and finishes:

Asbestos

Description of *proposed* materials and finishes:

Copper bronze

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Aluminium Windows

Doors - description:

Description of *existing* materials and finishes:

Metal garage doors

Description of *proposed* materials and finishes:

Entrance doors - Copper bronze
Internal doors - TBC

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

N/A

Description of *proposed* materials and finishes:

N/A

10. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?
 If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Yes No

DRAWINGS:

- EXISTING DRAWINGS - 0100
- 1207-0100-AP-001_PL01 - LOCATION PLAN
- 1207-0100-AP-002_PL01 - SITE PLAN - GROUND FLOOR
- 1207-0100-AP-003_PL01 - ROOF PLAN
- 1207-0100-AP-004_PL01 - SECTION 1 + FRONT ELEVATION
- 1207-0100-AP-005_PL01 - ELEVATION 2 + ELEVATION 3
- 1207-0100-AP-006_PL01 - ELEVATION 4
- 1207-0100-AP-007_PL01 - STREET ELEVATIONS
- DEMOLITION PLANS - 0170
- 1207-0170-AP-001_PL01 - SITE PLAN - GROUND FLOOR
- 1207-0170-AP-002_PL01 - ROOF PLAN
- PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200
- 1207-0200-AP-001_PL01 - GROUND FLOOR
- 1207-0200-AP-002_PL01 - FIRST FLOOR
- 1207-0200-AP-003_PL01 - SECOND FLOOR
- 1207-0200-AP-004_PL01 - THIRD FLOOR / ROOF TERRACE
- 1207-0200-AP-005_PL01 - ROOF PLAN
- PROPOSED DRAWINGS - SECTIONS - 0300
- 1207-0300-AP-001_PL01 - SECTIONS A +C
- 1207-0300-AP-002_PL01 - SECTION B + D
- PROPOSED DRAWINGS - SECTIONS - 0400
- 1207-0400-AP-001_PL01 - JEFFREY'S STREET ELEVATION
- 1207-0400-AP-002_PL01 - PROWSE PLACE ELEVATION
- 1207-0400-AP-003_PL01 - ELEVATION 3
- 1207-0400-AP-004_PL01 - ELEVATION 4
- 1207-0400-AP-005_PL01 - STREET ELEVATIONS
- DESIGN AND ACCESS STATEMENT
- 1207-12.04-DAStatement-001_PL01

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	5	3	-2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	1	1
Disability spaces	0	0	0
Cycle spaces	0	3	3
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):

1207-0100-AP-002_PL01

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
- Soakaway
- Existing watercourse
- Pond/lake

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:

Sui Generis - Garages

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.

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+
Houses	1			Unknown
Flats/Maisonettes				
Live-Work units				
Cluster flats				
Sheltered housing				
Bedsit/Studios				
Unknown				
Proposed Market Housing Total				2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

Market Housing - Existing

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

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 Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area?

85.00 sq.metres

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.

26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name: James McNaught Number: 29 Suffix: House name: Street: Prowse Place Locality: Town: London Postcode: NW1 9PN		23/07/2014
Name: Ralph Picken Number: 15 Suffix: House name: Street: Jeffrey's Street Locality: Town: London Postcode: NW1 9PS		23/07/2014
Name: Christopher Morrow Number: Suffix: House name: Priory Farm House Street: Freefolk Locality: Whitchurch Town: Hampshire Postcode: RG28 7NJ		23/07/2014
Name: Ian Douglas Number: 19 Suffix: House name: Street: Jeffrey's Street Locality: Town: London Postcode: NW1 9PS		23/07/2014
Title: Mr First name: Glyn Surname: Emrys Person role: Agent Declaration date: 23/07/2014 Declaration made: <input checked="" type="checkbox"/>		

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 23/07/2014