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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"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Chalfords Limited"/>				
Street address:	<input type="text" value="6 Lyttelton Road"/>	Telephone number:	<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="N2 0EF"/>				
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="Matthew"/>	Surname:	<input type="text" value="Springett"/>
Company name:	<input type="text" value="MSA Ltd."/>				
Street address:	<input type="text" value="70 Hatton Garden"/>	Telephone number:	<input type="text" value="0"/>	<input type="text" value="2076925950"/>	<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"/>	Email address:	<input type="text" value="matthew@msalimited.com"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="EC1N 8JT"/>				

3. Description of the Proposal

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

Alterations and Extension to existing building. Ground floor alterations to form altered window fenestration and new access point of building. Change of material on ground floor external walls from stone cladding to original stucco rendered brickwork. Demolition of existing roof. Creation of new extension fifth floor. Creation of new stairwell at the rear of the building in existing light well. Creation of new amenity balconies at the rear of the property. Internal alterations to existing arrangement.

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:	<input type="text" value="27"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Greville Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="EC1N 8TN"/>		

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

Easting:	<input type="text" value="531468"/>
Northing:	<input type="text" value="181784"/>

Description:

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="Rob"/>	Surname:	<input type="text" value="Tulloch"/>
Reference:	<input type="text"/>				

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

Details of the pre-application advice received:

Initial sketch proposal sent to Planning Officer Rob Tulloch 16/06/14 by email for comment. The email was followed up with two phone conversations over the following week where advice was sought on the proposal in light of delegate offices comments made by Camden Council on a previously refused planning application 14/1555/P.

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)

Creation of new Access point to Ground floor from corner of Greville Street and Saffron Hill. Drawing 154(P2)-210: Proposed Ground Floor Plan; 154(P2)-410: Proposed East Elevation; 154(P2)-411: Proposed South Elevation; 154(P2)-D01-140122-D and A Statement: Design and Access statement

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)?

Internal demolition of existing walls and floor plate to allow for level access into building from corner of Greville Street and Saffron Hill. Demolition of existing roof to allow for construction of new fifth floor extension.

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:

External Walls- Ground Floor: Marble Stone Cladding
First -Fourth Wall: London Stock brick and Painted Stucco Rendered moulding, and painted stone work

Description of proposed materials and finishes:

External Walls- Ground Floor: Painted Render
First -Fourth Wall: London Stock brick and Painted Stucco Rendered moulding, and painted stone work
Fifth Floor - South and East Facade: Slated Lead Mansard.
North Facade: Brick to match existing.
West Facade: Boundary wall adjoining No.28 Greville St. Solid Block work with internal insulation.

Roof - description:

Description of existing materials and finishes:

Slated Pitched roof incorporating obscure glazing roof light.

Description of proposed materials and finishes:

Slated lead and polymetric membrane.

Windows - description:

Description of existing materials and finishes:

Ground Floor - Painted Timber/Metal fixed glazing with obscured glass. Painted timber/metal clearstorey windows with obscured glass.
First-Fourth floor - Painted Timber Sash windows on the majority of the facade. painted metal framed Crittal style windows in original hoist access area.

Description of proposed materials and finishes:

Ground Floor - Fixed glazing set in perimeter frames of brass coloured metal.
First - Fifth floor - Painted Timber Sash windows with double glazing, mullion and transom arrangement to be maintained. Hoist access area to be replaced with fixed glazing set in perimeter frames of brass coloured metal.

Doors - description:

Description of existing materials and finishes:

Greville Street entrance: Painted metal
Saffron Hill entrance: Painted timber

Description of proposed materials and finishes:

Greville Street entrance: glazed door
Saffron Hill entrance: glazed door
Greville Street Saffron Hill corner entrance: Glazed door

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:

No existing external lighting.

Description of proposed materials and finishes:

No existing external lighting.

Others - description:

Type of other material: Roof Terrace and Amenity Balcony

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Timber decked floor with Glass balustrade with encapsulated brass coloured metal mesh.

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 Statement' 154(P2)-D01-140122-D and A Statement; 'Existing Roof Plan' 154(P2)-206; 'Proposed Roof Plan' 154(P2)-207; 'Existing East Elevation' 154(P2)-400; 'Existing South Elevation' 154(P2)-401; 'Existing North Elevation' 154(P2)-402; 'Proposed East Elevation' 154(P2)-410; 'Proposed South Elevation' 154(P2)-411; 'Proposed North Elevation' 154(P2)-412.

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	6	6
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):

Connection into existing sewer to remain as existing. Drawings: 154(P2)- 201 Existing Lower Ground Floor Plan; 154(P2)- 211 Proposed Lower Ground Floor Plan.

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 Floor - A1 retail
Lower Ground Floor - Previously Ancillary Storage for Ground floor A1 units. Currently Unused
First - Fourth Floor - B1 Office

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

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	248.9	0.0	23.9	23.9
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)	599.1	0.0	100.2	100.2
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		848.0	0.0	124.1	124.1

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	77	0	0
Proposed employees	97	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	
A1	08:00:00	18:00:00	07:00:00	18:00:00	09:00:00	17:00:00	<input type="checkbox"/>
B1A	08:00:00	18:00:00					<input type="checkbox"/>

22. Site Area

What is the site area? 183 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:

Not Applicable

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: Mr First name: Matthew Surname: Springett
Person role: Agent Declaration date: 07/08/2014 ☒ 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 07/08/2014