

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

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

**Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) 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="Matthew"/>	Surname:	<input type="text" value="Harris"/>						
Company name:	<input type="text" value="Planet of the Grapes Ltd"/>										
Street address:	<input type="text" value="9 New Oxford Street"/>			Telephone number:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Country Code</th> <th style="width: 45%;">National Number</th> <th style="width: 40%;">Extension Number</th> </tr> </thead> <tbody> <tr> <td><input type="text"/></td> <td><input type="text" value="020 7405 4912"/></td> <td><input type="text"/></td> </tr> </tbody> </table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text" value="020 7405 4912"/>	<input type="text"/>
Country Code	National Number	Extension Number									
<input type="text"/>	<input type="text" value="020 7405 4912"/>	<input type="text"/>									
Town/City:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>						
County:	<input type="text"/>			Fax number:	<input type="text"/>						
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text" value="matt@planetofthegrapes.co.uk"/>						
Postcode:	<input type="text" value="WC1A 1BA"/>										

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Full plans will be attached to this application:
 8900A(03)1104_00 Ground Floor Existing Plan
 8900A(03)1105_00 Basement Existing Plan
 8900A(03)1099_00 Ground Floor Proposed Plan
 8900A(03)1100_00 Basement Proposed Plan
 8900A(03)1101_00 Pictures of Existing Front Elevation
 8900A(03)1102_00 Pictures of Existing Basement and Rear Elevation
 8900A(03)1103_00 Pictures of Existing Internal Elevations
 8900A(04)1100_00 Existing Elevation and Section
 8900A(05)1100_00 Existing South Elevation
 8900A(05)1101_00 Proposed Rear Elevation
 8900A(05)1102_00 Existing Rear Elevation

Has the development or work(s) already started? Yes No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

Please note that your own portal will not allow us to change/edit the above to show as 19-21 Sicilian Avenue which is the unit we are making the application for. We have spoken to an advisor in the planning department who told us to leave the above address in place and make a note here.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

We originally approached Camden Planning with regards to a change of use on the above date and had been told that they had logged a pre-planning application but no officer was assigned. We have since started a new application due to the time lapse between now and the original approach.

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 and recycling to be stored within the unit and collected by Local Authority on a daily basis. Empty bottles and folded cardboard/paper waste to be bagged up separately to be collected and recycled with food waste to be collected daily by local authority at the allotted times.

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. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

10. Listed building alterations

- Do the proposed works include alterations to a listed building? Yes No
- If Yes, will there be works to the interior of the building? Yes No
- Will there be works to the exterior of the building? Yes No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

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8900A(05)1102_00 Existing Rear Elevation

11. Listed Building Grading

- If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II
- Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. 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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Windows - add description

Description of *existing* materials and finishes:

Existing Sicilian Avenue facing shop front stained and painted oak frames and mouldings to ground floor retail.
Existing sash windows to rear white painted internally and externally. Security grilles to rear windows to be redecorated.

Description of *proposed* materials and finishes:

All decoration works to shop fronts and windows to match existing.

External doors - add description

Description of *existing* materials and finishes:

Stained oak framed glazed shop front doors to 19 and 21.
Basement modern flush painted fire exit door to rear courtyard.

Description of *proposed* materials and finishes:

Stained oak framed glazed shop front doors to 19 and 21 to be refurbished to match existing.
Basement modern flush painted fire exit door to be fitted with new ironmongery to suit fire exit requirements.

14. Materials (continued)

Ceilings - add description

Description of *existing* materials and finishes:

Ground floor: existing ceilings and cornices white painted plaster. Services are surface mounted.
Basement: white painted plasterboard. No cornices.

Description of *proposed* materials and finishes:

Existing ceilings and cornices to be painted to match existing to ground floor and basement.

Internal walls - add description

Description of *existing* materials and finishes:

Ground floor walls: painted plaster throughout.
Basement: painted plaster throughout. White tiled splashbacks to hand basins.

Description of *proposed* materials and finishes:

Ground floor walls: redecorated plaster throughout.
Basement: painted plaster throughout with new glazed ceramic tiles to form splash backs to pantry basin and wcs.

Floors - add description

Description of *existing* materials and finishes:

Ground floor: floating softwood overaly boarded floor.
Basement: levelling screed finish and vinyl floor to wcs.

Description of *proposed* materials and finishes:

Ground floor: existing timber floor boards to be stained down throughout.
Basement: general floor areas to be new floating overlay floor. Pantry to be vinyl safety floor with threshold strips between adjacent finishes.
WCs to include vinyl safety floor to lobby and cubicles.

Internal doors - add description

Description of *existing* materials and finishes:

Ground floor: there are no internal doors to ground floor.
Basement: fire rated painted modern flush doors with glazed vision panels.

Description of *proposed* materials and finishes:

Ground floor: N/A
Basement: new doors to wcs and lobby to be painted flush doors. Vision panel to lobby door. New double doors and side panels to tasting room to be paint finished timber hardwood frames, fully glazed with painted and plaster bulkhead over.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

External: none proposed.
Internal: surface conduits with surface fixed display track lighting, bulkheads or suspended pendants.

Description of *proposed* materials and finishes:

External: N/A
Internal: surface conduits adapted to suit layout with new pendant light fittings. Surface mounted bulkheads to wcs.

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

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8900A(05)1102_00 Existing Rear Elevation

15. 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):

Drainage to be modified to suit additional wc provision. Connection to private drain to rear of unit within courtyard.

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

Retail unit at ground floor and basement.

Is the site currently vacant? Yes No

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

Unit is vacant, but was occupied by a retailer.

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

22. 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	72.5	25.0	0.0	-25.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	52.3	52.3
A4 Drinking establishments	0.0	0.0	52.3	52.3
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
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	72.5	25.0	104.6	79.6

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

23. 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	3	3	4.5

24. 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	09:00:00	23:00:00	09:00:00	23:00:00	12:00:00	22:00:00	<input type="checkbox"/>
A3	09:00:00	01:00:00	09:00:00	01:00:00	12:00:00	22:00:00	<input type="checkbox"/>
A4	09:00:00	01:00:00	09:00:00	01:00:00	12:00:00	22:00:00	<input type="checkbox"/>

25. Site Area

What is the site area?

75.00 sq.metres

26. 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:

Wine merchant and restaurant. Equipment limited to a finishing kitchen, where light meals are warmed for serving as part of wine tasting.
Split air conditioning units located in kitchen/pantry and tasting room in basement only. Heat rejection units located at low level on rear of unit at basement courtyard level.

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. 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

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

29. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Perez International Inc"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="c/o Triangle Inv & Development Ltd"/> Locality: <input type="text" value="8 Cavendish Square"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="W1G 0PD"/>	<input type="text" value="29/05/2014"/>
Name: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text"/>
Name: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text"/>
Name: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text"/>
Name: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text"/>

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

30. 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