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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"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>		
Company name:	<input type="text" value="Spot Property Company Ltd"/>						
Street address:	<input type="text" value="c/o agent"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="Rolfe Judd Planning Ltd"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:			
Postcode:	<input type="text"/>			<input type="text"/>			
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"/>	First Name:	<input type="text" value="Rolfe Judd"/>	Surname:	<input type="text" value="Planning"/>		
Company name:	<input type="text" value="Rolfe Judd Planning"/>						
Street address:	<input type="text" value="Old Church Court"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="Claylands Road"/>				<input type="text"/>	<input type="text" value="020 7556 1500"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Greater London"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:			
Postcode:	<input type="text" value="SW8 1NZ"/>			<input type="text" value="planning-applications@rolfe-judd.co.uk"/>			

### 3. Description of the Proposal

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

Demolition of the existing building at 1- 5 Portpool Lane and redevelopment to provide a basement, ground plus 4 storey building comprising offices (Class B1) at basement and ground floor, and 6 residential apartments (Class C3) at first to fourth floor.

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" value="1 - 5"/>		
Street address:	<input type="text" value="Portpool Lane"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="EC1N 7UU"/>		

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

Easting:	<input type="text" value="531062"/>
Northing:	<input type="text" value="181912"/>

#### 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="Hugh"/>	Surname:	<input type="text" value="Miller"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="11/04/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The pre application advice received confirmed:

- The existing building is not considered to make a positive contribution to the Conservation Area therefore a suitable replacement is considered acceptable
- The height and bulk of the proposed building is considered acceptable in the context of the local area
- The design and proposed materials of the proposed building is considered acceptable and is appropriate in the Conservation Area
- Enhancing the office accommodation at basement and ground floor level would be welcomed
- The introduction of residential accommodation would be welcomed- a suitable mix including a family unit should be considered
- A car free proposal would be supported

Please refer to the attached planning statement for further details

#### 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)

Please refer to the attached drawings and design and access statement prepared by Stiff and Trevillion Architects

#### 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:

Please refer to the attached proposed drawings and design and access statement for further details.  
Office collection will remain as existing.  
Residential collection- separate waste and recycling stores will be provided in each flat, with access to an external bin. Collection will be via Camden's standard collection.

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

If Yes, please provide details:

Please refer to the attached proposed drawings and design and access statement for further details.  
Office collection will remain as existing.  
Residential collection- separate waste and recycling stores will be provided in each flat, with access to an external bin. Collection will be via Camden's standard collection.

## 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 existing building is an outdated 1960s building in need of significant refurbishment. Access into the property is via a set of stairs, therefore there is no disabled access nor does the property possess the modern open plan office accommodation many business occupiers seek. Some aspects of the building falls below compliance with regards to current building regulations, in particular the physical access, acoustic performance as well as environmental and thermal performance.

## 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:

Please refer to the attached existing and proposed drawings and the design and access statement prepared by Stiff and Trevillion Architects

Description of *proposed* materials and finishes:

Please refer to the attached existing and proposed drawings and the design and access statement prepared by Stiff and Trevillion Architects

### Others - description:

Type of other material:

Redevelopment

Description of *existing* materials and finishes:

Please refer to the attached existing and proposed drawings and the design and access statement prepared by Stiff and Trevillion Architects

Description of *proposed* materials and finishes:

Please refer to the attached existing and proposed drawings and the design and access statement prepared by Stiff and Trevillion Architects

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:

Planning Statement - prepared by Rolfe Judd Planning Ltd  
Design & Access Statement – prepared by Stiff and Trevillion Architects  
Existing and Proposed Drawings - prepared by Stiff and Trevillion Architects  
Sustainability and Energy Statement – prepared by Meinhardt  
Basement Impact Assessment – prepared by Price & Myers  
Noise Report – prepared by Acoustic Design Technology  
Sunlight and Daylight Report – prepared by GVA  
Arboricultural Report – prepared by Simon Jones Associates  
Marketing Report – prepared by Hatton Real Estate

## 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)	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):

### 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:

Office (Class B1) throughout

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

## 18. Residential Units (continued)

### Market Housing - Proposed

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

Proposed Market Housing Total

6

### 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

0

### Overall Residential Unit Totals

Total proposed residential units	6
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)	682.6	682.6	331.0	-351.6
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	655.0	655.0
<b>Total</b>	<b>682.6</b>	<b>682.6</b>	<b>986.0</b>	<b>303.4</b>

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

## 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?

682.6

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:

It is proposed to have air condensers associated with the ground floor commercial and comfort cooling for the residential above (although both are served by passive measures in addition)

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:

Rolfe Judd

Surname:

Planning

Person role:

Agent

Declaration date:

15/10/2014



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

15/10/2014