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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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

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):

Refurbishment of a Grade II* Listed building, improving facilities, restoring original rooms and features, upgrading mechanical and electrical services and with the addition of a rear glass basement extension. New lift within existing lift shaft. New roof condensers and fan. New lift motor under raised existing roof light. New roof light for roof access.

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)

Description:

House:	6	Suffix:	
House name:			
Street address:	Bloomsbury Square		
Town/City:	London		
County:	Camden		
Postcode:	WC1A 2LP		

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

Easting:	530318
Northing:	181602

Details of the pre-application advice received:

A site visit was undertaken by Michelle O'Doherty (Senior Planner (Conservation and Design) on the 15th October 2014. A subsequent site visit was undertaken by Claire Brady (English Heritage) on 9th December 2014. I (Jennifer Chivers) visited the property on 30th January 2015.

Proposal:

Refurbishment of a Grade II* Listed office building, changes to internal layout and rear extension. Since the initial lodgement of pre-application request, the proposal has undergone several changes in response to advice received from English Heritage. This formal pre-application response is based on the following plans:

20556_01_P – Topographical Survey; 20556_2_P – Existing Plans; 20556_3_P – Existing elevations and Sections (dated August 2014); SK B1 and SK B1 – Rev A (Jan 14); SK00; SK01; SK02; SK03 (dated 23rd December 2014)

Site description:

The site is a three storey terrace property with a mansard roof fronting onto Bloomsbury Square close to the junction with Bloomsbury Way. The whole site is currently in use as one office and was previously occupied by The Board of Deputies of British Jews.

The site is grade II* listed and was designed by Henry Flitcroft in 1744. It is located in the Bloomsbury Conservation Area.

Relevant planning history:

Application site

• No relevant history

5 Bloomsbury Square

• 2010/1422/P & 2010/1824/L – Planning permission and listed building consent granted on 11/08/2010 for change of use from office (Class B1) to a single residential dwelling (Class C3).

East Area Team

Planning and Regeneration

Culture & Environment Directorate

London Borough of Camden

Town Hall

Argyle Street

London

WC1H 8EQ

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www.camden.gov.uk/planning

5A Bloomsbury Square

• 2004/1008/P - Planning permission granted on 29/06/2004 for the change of use from office (use class B1) to residential (use class C3) together with the replacement of a roof light and installation of a new dormer and new fire escape to the roof.

Relevant policies and guidance:

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 – (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving our heritage)

Development Policies

DP13 - (Employment sites and premises)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

Camden Planning Guidance 2011/2013

CPG 1 (Design)

CPG 6 (Amenity)

Assessment:

The main issues for consideration are:

• Impact of internal alterations on special interest of listed building

• Impact on amenity

Impact of internal alterations on special interest of listed building

The site is Grade II* listed and is in a remarkably complete condition. Any proposals would need to appreciate the significance of the property and extreme care would need to be taken with any alterations.

The retention of the original features including stairs, associated compartments and floors.

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)

However further details would be required at application stage. The acceptability of the extension would depend on the relationship to the host building and the proposed height, scale, bulk, size and materials.

Impact on Amenity

The proposed rear extension, which will be accessed at basement floor level is unlikely to give rise to any amenity issues for neighbouring properties with regards to daylight, sunlight, noise, overlooking or outlook. The rear courtyard is currently surrounded by two large office blocks, with a fire escape stairwell abutting the end of the passage.

Conclusion

In light of the advice above, the proposal is acceptable in principle, provided further detailed drawings are submitted at formal application stage.

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:

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):

A3 Document

- Topographical Survey Drawings: Greenhatch Group
- Drawing No. 20556_01_P rev. 0 date 07.08.14
- Drawing No. 20556_02_P rev. 0 date 07.08.14
- Drawing No. 20556_03_P rev. 0 date 07.08.14
- Design Drawings: Flanagan Lawrence Architects
- Site Location Plan
- Basement Floor Plan A-PL-099
- Ground Floor Plan A-PL-100
- First Floor Plan A-PL-101
- Second Floor Plan A-PL-102
- Third Floor Plan A-PL-103
- Roof Plan A-PL-104
- Building Cross Sections A-PL-200
- Building Front Elevation A-PL-300
- Building Elevations A-PL-301
- Site Photographs
- 3D Images of Extension
- Benchmark Projects
- A4 Document
- Schedule of Works

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):

External walls - add description

Description of *existing* materials and finishes:

Dark brown brickwork walls. White rendered window reveals. White painted stone sills. Main door stone surrounds and cornice bands painted white.

Description of *proposed* materials and finishes:

Glass basement rear extension. One wall brickwork to match existing. Dark grey powder coated steel structure and aluminium frames and flashings. Clear full height double glazing.

14. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Red clay overlapping roof tiles with red clay ridge tiles to pitched roofs. Roofing felt and timber board covering to flat areas of roof. Lead flashings to projecting stair access enclosure.

Description of *proposed* materials and finishes:

Roof plant, dark grey powder coated metal louvre acoustic screen. Replace Georgian wired glass in roof lights with clear glass. New roof light, dark grey powder coated aluminium frame and flashings.

Chimney - add description

Description of *existing* materials and finishes:

Clay pots.

Description of *proposed* materials and finishes:

No change.

Windows - add description

Description of *existing* materials and finishes:

White painted timber sash windows and dormer windows.

Description of *proposed* materials and finishes:

Two replacement timber sash windows on ground floor, with glazing bars to match others.

External doors - add description

Description of *existing* materials and finishes:

Black painted timber panelled main door with non-original glass vision panels.
Non -original glazed front basement timber door and glass side panel.
Partially glazed rear basement door.

Description of *proposed* materials and finishes:

Front door to be refurbished without glazing panels.
Front basement door to be replaced with new timber panelled door with glass vision panel and Georgian style glazing bars.
Rear basement door to be refurbished with Georgian style glazing bars.

Ceilings - add description

Description of *existing* materials and finishes:

A mixture of original plaster and lath ceilings and non original suspended plasterboard.
There are no decorative plaster ceilings remaining.

Description of *proposed* materials and finishes:

Original lath and plaster will be repaired as necessary. Suspended ceilings will be removed and new higher ceilings will be installed with two layers of plasterboard and plaster skim coat.

Internal walls - add description

Description of *existing* materials and finishes:

A mixture of plastered masonry, timber panelling and more recent plasterboard partitions.

Description of *proposed* materials and finishes:

Timber panelling, skirtings, dado rails, picture rails, mouldings, architraves and plaster cornices to be refurbished and repaired.
Plasterboard partitions to be taken down and new plasterboard partitions build as shown on plans.

Floors - add description

Description of *existing* materials and finishes:

Carpets or vinyl over existing timber floorboards throughout.
Entrance hall non-original white marble tiles with black cabuchons over original timber.
Carpet over main stair stone and timber.
First floor meeting room, laminated timber over existing floorboards.

Description of *proposed* materials and finishes:

New carpets in offices.
New stone floor in entrance hall.
New carpet runner on stair.
New good quality large format porcelain ceramic tiles in WCs, shower rooms, kitchens, basement corridor and basement extension.
All over existing floorboards which will not be removed.

Internal doors - add description

Description of *existing* materials and finishes:

A mixture of original timber panelled doors and non-original flush doors, some with vision panels.
There is a steel door to the basement security vault which will be maintained.

Description of *proposed* materials and finishes:

Original timber panelled doors will be refurbished. Non-original doors will be replaced with timber panelled doors.
The entrance lobby glass doors will be replaced with glass doors having a bar pattern to match the glass side panels.
There will be new flush sliding pocket doors to WCs and shower rooms.
There will be new dark grey metal framed glass doors replacing the window in the basement, providing entry to the new extension.

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron.

Description of *proposed* materials and finishes:

No change to existing rainwater goods. New RWPs will be concealed internally within the basement extension.

14. Materials (continued)

Boundary treatments - add description

Description of *existing* materials and finishes:

Front - original painted steel bulstrade and gate.

Rear - non original low level brick planters and trellis fences.

Description of *proposed* materials and finishes:

Rear - new timber slatted screens and white rendered and painted side wall.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Lighting - add description

Description of *existing* materials and finishes:

Externally, a non operational lamp in the iron arch above the entrance steps.

Internally, a mixture of non original brass chandeliers, linear florescent office lighting and recessed downlighters.

Description of *proposed* materials and finishes:

The external entrance light will be refurbished and made operational.

Internally the chandeliers will be replaced with modern pendant lights, office lighting will be replaced with suspended up and downlighters and other than in wcs and kitchens there will be no recessed downlights. there will be wall lights in the larger rooms to achieve required lux levels. All new lighting will be energy efficient.

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:

A3 Document

- Topographical Survey Drawings: Greenhatch Group
- Drawing No. 20556_01_P rev. 0 date 07.08.14
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- A4 Document• Schedule of Works

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):

p3r Engineers

Planning Report: Mechanical and Electrical Services

Drawings:

- 1442-101-P2 Basement and Ground floor services strategy
- 1442-102-P2 1st and 2nd floors services strategy
- 1442-103-P2 3rd floor and roof services strategy

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:

Commercial office building.

Is the site currently vacant? Yes No

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

Single occupancy commercial office.

When did this use end (if known) (DD/MM/YYYY)? 27/11/2014

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

22. All Types of Development: Non-residential Floorspace (continued)

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)	0.0	566.0	598.0	32.0
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		0.0	566.0	598.0	32.0

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	0	0	0

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	
B1A							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

201 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:

Commercial activity:

General offices

Plant:

Heating and cooling by variable refrigerant air condition, comprising indoor fan coils and outdoor inverter driven heat pumps.

Small ducted extract ventilation systems for toilets and kitchenettes

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 A)

Certificate Of Ownership - Certificate A
Certificate 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 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 or building 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

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