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

Application for Planning Permission. 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:	Mr	First name:	James	Surname:	Woolford	
Company name	JD Wetherspoon PLC					
Street address:	Wetherspoon House			Country Code	National Number	Extension Number
	Central Park			Telephone number:		
	Reeds Crescent			Mobile number:		
Town/City	Watford			Fax number:		
County:	Hertfordshire			Email address:		
Country:	United Kingdom					
Postcode:	WD24 4QL					
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:	Mr	First Name:	Michael	Surname:	Monachino	
Company name:	Design Venue Architects Ltd					
Street address:	Watling Court			Country Code	National Number	Extension Number
	Orbital Plaza			Telephone number:	01543 404 657	
				Mobile number:		
Town/City	Cannock			Fax number:		
County:	Staffordshire			Email address:		
Country:	United Kingdom					
Postcode:	WS11 0EL			michael.monachino@designvenue.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Existing public house under the management of JD Wetherspoon to have existing HVAC units being replaced with new units and to be sited in exactly the same positions.
The existing HVAC unit located in the lower garden is to be removed and a replacement unit is being sited within the acoustic enclosure.

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="283"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Penderel's Oak"/>		
Street address:	<input type="text" value="High Holborn"/>		
	<input type="text" value="Holborn"/>		
Town/City:	<input type="text" value="Greater London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1V 7HP"/>		

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

Easting:	<input type="text" value="530857"/>
Northing:	<input type="text" value="181565"/>

Description:

Existing public house under the management of JD Wetherspoon.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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. 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:

As existing.

Description of *proposed* materials and finishes:

No change.

Roof - description:

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

Windows - description:

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

Boundary treatments - description:

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

Lighting - add description

Description of *existing* materials and finishes:

As existing.

Description of *proposed* materials and finishes:

No change.

Others - description:

Type of other material:

HVAC Equipment

Description of *existing* materials and finishes:

Existing HVAC equipment located externally with the demise of the public house under the management of JD Wetherspoon.

Description of *proposed* materials and finishes:

Existing public house under the management of JD Wetherspoon to have existing HVAC units being replaced with new units and to be sited in exactly the same positions. The existing HVAC unit located in the lower garden is to be removed and a replacement unit is being sited within the acoustic enclosure.

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:

Information submitted with this application is as follows:-

392-050 Site Location Plan-A1
392-100 Existing Layout Plans-A1
392-101 Proposed Layout Plans-A1
392-Design and Access Statement-A4
Additional HVAC information

10. 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			

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Existing public house under the management of JD Wetherspoon

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

15. 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'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. 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

20. 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	

21. Site Area

What is the site area?

716

sq.metres

22. 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:

None Applicable

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. 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

25. 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.

Owner/Agricultural Tenant					Date notice served			
Name	JD Wetherspoon				<div>12/03/2015</div>			
Number:		Suffix:		House name:				
Street:	Wetherspoon House							
Locality:	Reeds Cresent							
Town:	Watford							
Postcode:	WD24 4QL							
Title:	Mr	First name:	James		Surname:	Woolford		
Person role:	Applicant		Declaration date:	12/03/2015		<input checked="" type="checkbox"/> Declaration made		

26. 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 12/03/2015