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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: | Mr | First name: | Guy | Surname: | Ziser |
| Company name: | Flamestrike Ltd | | | | |
| Street address: | The Cock Tavern | | Telephone number: | Country Code | National Number |
| | Phoenix Road | | | | Extension Number |
| | | | | | |
| Town/City: | London | | Mobile number: | | |
| County: | London | | Fax number: | | |
| Country: | United Kingdom | | Email address: | | |
| Postcode: | NW1 1HB | | | | |
| 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: | | First Name: | Mark | Surname: | Fairhurst |
| Company name: | Mark Fairhurst Limited | | | | |
| Street address: | 16 Winchester Walk | | Telephone number: | Country Code | National Number |
| | | | | | Extension Number |
| | | | | | |
| Town/City: | London | | Mobile number: | | |
| County: | London | | Fax number: | | |
| Country: | United Kingdom | | Email address: | | |
| Postcode: | SE1 9AQ | | info@mark-fairhurst.co.uk | | |

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):

The change of use of upper floors and conversion of attic space to create 5 residential units (1 x 1 bed, 3 x 2 bed and 1 x 3 bed), together with the retention of public house (Use Class A4) to ground floor and retention of function room facility to first floor. Demolition of existing rear extension and construction of new 2--storey extension. Installation of dormer windows to roof level together with internal changes to building.

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: | <input type="text" value="23"/> | Suffix: | <input type="text"/> |
| House name: | <input type="text" value="Cock Tavern"/> | | |
| Street address: | <input type="text" value="Phoenix Road"/> | | |
| | <input type="text"/> | | |
| Town/City: | <input type="text" value="London"/> | | |
| County: | <input type="text"/> | | |
| Postcode: | <input type="text" value="NW1 1HB"/> | | |

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

| | |
|-----------|-------------------------------------|
| Easting: | <input type="text" value="529716"/> |
| Northing: | <input type="text" value="183016"/> |

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="Jonathan"/> | Surname: <input type="text" value="McClue"/> |
|--|---|--|

Reference:

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

Details of the pre-application advice received:

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

If Yes, please provide details:

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

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes☒ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

2994.000000000m³

What is the volume of the part to be demolished?

124.000000000m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year:

1929

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Ground Floor single storey building with external courtyard, wall and light well. The building houses toilets for the public house along with corridor space.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Demolition is sought to enable the construction of a new stair and lift to provide access to the basement level. Refuse and cycle store are also proposed.

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):

PL/101, 102D, 103E, 104D, 105C, 106C, 107B, 108B, 109B, 110C, 115E, 116F, 117F, 120C, 121D, 130C, 131B, 132F, 133D, 200, 202B. 204.
Design & Access Statement, March 2015

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:

Painted render

Description of *proposed* materials and finishes:

Painted render

14. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Terracotta interlocking tile.

Description of *proposed* materials and finishes:

Patinated zinc cladding.
Single ply membrane.

Chimney - add description

Description of *existing* materials and finishes:

Painted render.

Description of *proposed* materials and finishes:

Painted render.

Windows - add description

Description of *existing* materials and finishes:

Painted timber sash windows.

Description of *proposed* materials and finishes:

Painted timber casement windows.
PPC aluminium framed windows.

External doors - add description

Description of *existing* materials and finishes:

Painted timber doors.

Description of *proposed* materials and finishes:

PPC aluminium door.

Ceilings - add description

Description of *existing* materials and finishes:

Painted plaster ceilings.

Description of *proposed* materials and finishes:

Painted plaster ceilings.

Internal walls - add description

Description of *existing* materials and finishes:

Painted plaster on timber stud and masonry.

Description of *proposed* materials and finishes:

Painted plaster on timber stud and masonry.

Floors - add description

Description of *existing* materials and finishes:

Timber floor boards with tile and carpet finish.

Description of *proposed* materials and finishes:

Timber floor boards with timber, tile and carpet finish.

Internal doors - add description

Description of *existing* materials and finishes:

Non-original timber veneered fire doors. Original painted timber panelled doors.

Description of *proposed* materials and finishes:

Painted timber panelled fire rated doors.

Rainwater goods - add description

Description of *existing* materials and finishes:

Painted cast iron rain water pipes and hoppers.

Description of *proposed* materials and finishes:

N/A

Boundary treatments - add description

Description of *existing* materials and finishes:

Painted rendered wall.

Description of *proposed* materials and finishes:

Painted rendered wall.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Flood lighting to signage.

Description of *proposed* materials and finishes:

Feature lighting to signage and building façade. Security lighting to entrances.

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:

PL/101, 102D, 103E, 104D, 105C, 106C, 107B, 108B, 109B, 110C, 115E, 116F, 117F, 120C, 121D, 130C, 131B, 132F, 133D, 200, 202B. 204.

Design & Access Statement, March 2015

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

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:

Public House

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

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

Market Housing - Proposed

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

Proposed Market Housing Total 5

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 | 5 |
| Total existing residential units | 0 |

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 | 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 | 517.0 | 78.0 | 0.0 | -78.0 |
| 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 |

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

| | | | | | |
|-------|-------------------------------|-------|------|-----|-------|
| 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 | 517.0 | 78.0 | 0.0 | -78.0 |

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 | 2 | 2 | 0 |
| Proposed employees | 2 | 3 | 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 | |
| A4 | | | | | | | <input checked="" type="checkbox"/> |

25. Site Area

What is the site area? 291 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:

Public house with kitchen.
Kitchen extract.
Ventilation.
Comfort cooling.

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: Mr First name: Mark Surname: Fairhurst

Person role: Agent Declaration date: 11/03/2015 ☒ 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

11/03/2015