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Development Management
 Regeneration and Planning
 London Borough of Camden
 Judd Street
 London WC1H 8ND

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Gary"/>	Surname:	<input type="text" value="Lewis"/>
Company name:	<input type="text" value="London Office Sarl"/>				
Street address:	<input type="text" value="56 Rue Charles Martel"/>				
		Telephone number:	<input type="text"/>	Country Code	<input type="text"/>
		Mobile number:	<input type="text"/>	National Number	<input type="text"/>
Town/City:	<input type="text" value="Luxembourg City"/>				
County:	<input type="text"/>				
Country:	<input type="text" value="Luxembourg"/>				
Postcode:	<input type="text" value="L2134"/>	Email address:			
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" value="Mr"/>	First Name:	<input type="text" value="Mark"/>	Surname:	<input type="text" value="Henderson"/>
Company name:	<input type="text" value="Bond Bryan Architects"/>				
Street address:	<input type="text" value="175-185 Grays Inn Road"/>				
		Telephone number:	<input type="text" value="044"/>	Country Code	<input type="text" value="02078120601"/>
		Mobile number:	<input type="text"/>	National Number	<input type="text"/>
Town/City:	<input type="text" value="London"/>				
County:	<input type="text" value="London"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="WC1X 8UE"/>	Email address:			
<input type="text" value="m.henderson@bondbryan.co.uk"/>					

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal is to relocate the existing A3 cafe use to the opposite end of the ground floor of 175-185 Grays Inn Road. The building is B1a general office space elsewhere with the ground floor plan split into 6 bays. With the relocation of the A3 cafe, the corresponding B1a office space will be relocated in the opposite direction. In addition to the relocation of the A3 use, the main office entrance will be relocated centrally in the elevation and two of the glazed bays are to be replaced. All existing cafe signage and awnings are to be removed. Future advertisements and signage to be agreed and applied for within a separate advertisement application. The existing A3 cafe has 2 No. 2 seat tables externally which will be increased to 5 No. 4 seat tables in the proposed new location of the cafe unit.

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"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="175-185"/>		
Street address:	<input type="text" value="Gray's Inn Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1X 8UE"/>		

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

Easting:	<input type="text" value="530693"/>
Northing:	<input type="text" value="182418"/>

Description:

The proposal is to relocate the existing A3 cafe use to the opposite end of the ground floor of 175-185 Grays Inn Road. In addition to the relocation of the A3 use, the main B1a office entrance will be relocated centrally within the building elevation and two of the six glazed bays are to be replaced.

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:	<input type="text" value="2014/6104/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="12/11/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The pre-application found merit in the approach to the ground floor works as it was agreed that the building currently does not offer much interest to the street.

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)

See Proposed and Existing Ground Floor Plans and Elevations. Existing Fire Escape door to the public pavement is to be repurposed as a main pedestrian entrance door.

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

If Yes, please provide details:

The waste and recycle collection is managed by the Applicant's company and is to remain as existing.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Above ground floor level the existing external material finish to the North, South and East Elevations are of brown, aged, running bond brickwork. The West facing, rear elevation is an off white painted render.
To the ground floor street facing east elevation, the external wall is dark grey painted plaster surround to the glazed bays.

Description of *proposed* materials and finishes:

The proposed street facing east elevation of the ground floor is to be repainted dark grey similar to existing.

Roof - description:

Description of *existing* materials and finishes:

The existing single storey rear extension roof is a bitumen felt roof.
The existing top floor roof build up is a bitumen felt lining with a variety of different roof coverings. In places the felt is exposed or has a covering of grass, astroturf, soil base with wildflowers, gravel and large amounts of decking.

Description of *proposed* materials and finishes:

Roof to be retained and untouched.

Windows - description:

Description of *existing* materials and finishes:

To the street elevation the ground floor windows are slim profile large aluminium windows generally with a single bay of timber framed glazing. The above ground level windows are all timber sash windows.
To the rear elevation the windows are all aluminium framed.

Description of *proposed* materials and finishes:

Where the existing ground floor doors adjacent to the windows are to be removed, they will be replaced with slim profile aluminium windows to match the existing.

Doors - description:

Description of *existing* materials and finishes:

The existing B1a office main entrance door leaf is timber framed with a large glass panel. The glazed fire exit double doors from the stair cores are to be retained. The single fire escape door is aluminium framed with an overhead roller shutter. Aluminium framed glazed doors are located within two of the large glazed bays.

Description of *proposed* materials and finishes:

The existing office entrance timber framed door with large glass panel will be retained for use as the A3 cafe entrance. The single fire escape door and roller shutter are to be removed and the proposed replacement entrance doors to the office's are to be glazed within a thin profile grey powdercoated aluminium frame.

Boundary treatments - description:

Description of *existing* materials and finishes:

To the North, South and West elevations at Ground Floor Level the property abuts the adjacent properties. The main East facing street elevation is onto the public highway.

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The property occupies the entire site boundary.

Description of *proposed* materials and finishes:

As above.

Lighting - add description

Description of *existing* materials and finishes:

The B1a office main entrance contains spot lights recessed into the soffit downlighting onto the glazing and entrance door.

Description of *proposed* materials and finishes:

The recessed spotlights are to be retained. Proposed lighting and signage is to be addressed in a separate advertisement application.

Others - description:

Type of other material:

Signage and Awnings

Description of *existing* materials and finishes:

The current signage above the A3 Cafe is a large aluminium and plastic rectangular box featuring large lettering. The awning is a large orange fabric retractable awning extending over the external cafe seating.

Description of *proposed* materials and finishes:

Both the existing signage and awnings are to be removed from the facade and in their place the facade is to be made good to match the existing facade elsewhere.

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:

Design and Access Statement
Proposed Street and Rear Elevations
Proposed and Existing Facade Elevations
Proposed Ground Floor Plan
Existing Ground Floor Plan

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	8	8	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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The existing WC and sink connections will be adapted for use with the proposed WC and sink layout as shown on the existing and proposed ground floor plans.

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:

The building is currently in use and occupied as serviced commercial office spaces as B1a Class managed by the Applicant's company. The Ground Floor also contains a A3 Class Sandwich Shop to the Northern most end of the plan.

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	160	0	0
Proposed employees	160	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	
A3							<input checked="" type="checkbox"/>
B1A	09:00:00	17:00:00					<input type="checkbox"/>

21. Site Area

What is the site area?

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:

The proposed ground floor works will also require the addition of a VRF unit onto the existing roof level. Please find the indicative size and location on the proposed roof plan included within the submission. Within the Design and Access statement please find the Mechanical and Electrical performance statement for the addition of the VRF. Acoustic Survey also submitted.

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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: First name: Surname:

Person role: Declaration date: 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