

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

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:

	Country Code	National Number	Extension Number
Telephone number:	<input type="text"/>	<input type="text" value="02078417200"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of former school / existing office spaces into an all through school:
 Internal works -minor remodelling and full refurbishment of grade 1 listed building
 External works -reopening of historic doors and windows to the front of 43-45 Bedford Square. To the attached mews on Bedford Avenue -additional openings created within the internal courtyard as well as a free standing glass canopy

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" value="43"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Bedford Square"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1B 3DN"/>		

43-45 Bedford Square

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

Easting:	<input type="text" value="529854"/>
Northing:	<input type="text" value="181588"/>

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="Ms"/>	First name:	<input type="text" value="Antonia"/>	Surname:	<input type="text" value="Powell"/>
Reference:	<input type="text" value="2015/0465/L"/>				
Date (DD/MM/YYYY):	<input type="text" value="30/04/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Basement:
The reconfiguration of the openings and the re instatement of historically accurate entrance doors and windows to the front elevations is welcome. The other proposed internal changes at this level appear to work within the existing historic floor plan and in some areas reveal more of the historic room proportions. These proposals are not considered contentious.

Ground floor:
The proposed use of the principal spaces appears to have little or no impact on the architectural significance of the rooms. The creation, however, of a lateral link between Nos. 43 and 44 is of greater concern. As I stated we do not normally support the linking of these historic grade I buildings. In this instance the historic cupboard within the front room of No. 44 could convert into a hidden link from the room side and so off set any visual harm to the character and appearance of the principal ground floor room. Within the entrance hall of No 43 however the link would be clearly visible forming a mirror image to the facing doorway at the base of the main stair case. In order to have my support, the proportions and details of the joinery would need to exactly match the existing historic door to the principal front room of No. 43 so as to maintain the historic character and appearance of this highly significant space.

First floor:
The proposals include the introduction of safety railings to the inside of the sash windows. No elevations or details of this detail have been provided however providing they are visually lightweight and can be removed without damage to the historic interior, I have no objection providing the detailed design can be agreed.

Second floor:
The wall between the Head Teacher and the Secretary's offices appears likely to me to be historic and I would like confirmation of the make up and possible date of the wall before agreeing that it can be removed. If it is part of the historic floor plan I would expect the wall to be retained in situ. When we met on site we looked at the introduction of a partition to form a corridor within the room identified as the new library. I have reservations about this division of the room which will alter the historic proportions of this space and interfere with historic joinery etc. I would like you to consider a more temporary approach - perhaps moveable partitions or purpose built furniture could be utilised.

Third floor:
I would like confirmation of the make up and age of the front room partition to No 43 before agreeing that this can be removed but generally the proposals are also acceptable.

Staircases:
While on site we also discussed additional safety bars/rails to the stair. These will need to be very sensitive to the historic hand rail and stair case. I suggest that your designers work up a number of ideas and forward them to me via email for feed back. We will require details of the method of fixing for any additional safety elements.

Nos. 15-19 Bedford Avenue:
The proposed reconfiguration and refurbishment of the rear buildings, fronting Bedford Avenue are generally of a less sensitive nature due to the 20th century interiors. Internally, in this location there is scope to reorder the spaces in a more robust manner due to the lack of historic interest. As I mentioned, of key interest, would be the appearance from Bedford Avenue. I would not support any introduction that harmed the visual appearance of these interiors from the street. The proposed ground, first and second floor removal of partitions, as shown on the pre application drawings, appears to be acceptable in principal. I consider the retention of the open courtyard important to the appearance and setting of the back of the listed building. The introduction of the glass canopy to the courtyard would, I believe, maintain the open character and this is also therefore considered acceptable subject to detail.

Service runs:
As I identified the introduction of additional lighting, service runs, heating and any building control or fire requirements will need addressing in light of the buildings listed grade I status. Generally the use of temporary and movable partitions and furniture to create smaller spaces is ideal as this would not involve the historic fabric and is considered totally reversible. These installations would not, in my opinion, require formal listed building consent either. Subject to the detailed design and confirmation of the partitions as mentioned above, the proposals have my support in principal and I suggest that the formal planning and listed building applications are submitted in due course.

The London Borough of Camden policies which have been taken into consideration while making the comments above are as follows:
Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy
Policy DP25 of the London Borough of Camden Local Development Framework Development Policies.
The proposed development should also accord with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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:
Small bin store located within Bedford Avenue mews building
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
- If Yes, please provide details:
Separate waste and recycling bins

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:

External walls -Brick and mortar
Internal walls -Mainly brick with plaster finish and timber stud partitions.

Description of *proposed* materials and finishes:

External walls -infill to match existing
Internal walls -New stud-work walls and glass partitions

Roof - description:

Description of *existing* materials and finishes:

Slate tiles with lead flashing

Description of *proposed* materials and finishes:

None

Windows - description:

Description of *existing* materials and finishes:

single glazing in timber frames

Description of *proposed* materials and finishes:

to match existing

Doors - description:

Description of *existing* materials and finishes:

External doors - Painted Timber and glazed panels
Internal doors -Panelled wood doors with some painted finishes TBC
Non-original brass ironmongery
Some modern timber doors with glazed panels to basement of 43-45 Bedford Square
Modern timber doors with glazed panels in main to Bedford Avenue Mews

Description of *proposed* materials and finishes:

External doors - To match existing
Internal doors - Painted finish timber doors with glazed vision panels where applicable
Remedial work to existing doors?

Boundary treatments - description:

Description of *existing* materials and finishes:

wrought iron railings -painted finish

Description of *proposed* materials and finishes:

None

9. (Materials continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None -on street parking

Description of *proposed* materials and finishes:

None

Lighting - add description

Description of *existing* materials and finishes:

Non-original brass chandelier and wall lights
Some modern emergency lighting throughout
To the 3rd floor 43-45 Bedford Square - modern strip lighting
To Bedford Avenue Mews building -Modern strip lighting throughout

Description of *proposed* materials and finishes:

To be confirmed through listed building consent

Others - description:

Type of other material:

Proposed Glass Canopy

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

Glass panels in PPC Aluminium frames supported by painted steel frame

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

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

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

Existing Building is connected to the mains sewer

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:

Currently unoccupied

Is the site currently vacant? Yes No

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

D1 -Law Court; Upper Tribunal Lands Chamber

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

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	75	0	75

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	
D1	08:30:00	17:00:00					<input type="checkbox"/>

21. Site Area

What is the site area?

974

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

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 2015 Certificate under Article 14

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:	Raxele Limited c/o Russell Raphael, Teacher Stern	12/05/2015
Number:	37 Suffix: House name:	
Street:	Bedford Row	
Locality:		
Town:	London	
Postcode:	WC1R 4JH	
Title:	Mr First name: Claude Surname: Amar	
Person role:	Applicant Declaration date: 11/05/2015 <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 12/05/2015