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

## Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area 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:

Telephone number:  Country Code:  National Number:  Extension 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:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Proposal for the internal reconfiguration of 1st and 2nd floor and erection of a flat topped mansard extension to create 3 residential flats (1x2 bed and 2x3 bed). The scheme would retain the Public House (use class A4) at ground floor and basement with new communal stairs up to the residential units on first to third floors. The new stairs from ground floor are to be accessed via a new timber door with light and video entry system incorporated into the front elevation. The scheme requires the demolition of the existing roof concealed behind the existing parapet wall.

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="105"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="King's Cross Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1X 9LR"/>		

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

Easting:	<input type="text" value="530796"/>
Northing:	<input type="text" value="182754"/>

#### 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="Peres"/>	Surname:	<input type="text" value="da Costa"/>
Reference:	<input type="text" value="2015/2676/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="12/10/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Assessment of the Proposal: The main issues are the loss of ancillary A4 accommodation at first and second floor, the residential amenity of future occupiers and the impact of the mansard roof on the host property and the conservation area.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> 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:

We have contacted Camden Council to obtain information relating to the refuse and recycling collection days for both Commercial and Residential. To this end, we have only noted the residential waste collection days as the public house is already in use and has a collection arrangement, and where this application makes no change to this. The residential collection days (as investigated with Camden Council 11/05/2105) are as follows:  
Refuse: Collection Every Working Day – Monday to Friday  
Recycling: Collection Once a week Every Tuesday  
The proposed new flats are to have a dedicated refuse and recycling cupboard in each kitchen negating the need for a separate bin store and given the frequency of waste collection during the week internal storage would be adequate in this existing situation.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

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Refuse: Collection Every Working Day – Monday to Friday  
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## 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. Explanation for Proposed Demolition Work

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

It is necessary to part demolish the existing roof to replace it with a flat topped mansard extension for the third residential unit.

## 10. 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:

Light cream painted exposed brick and white painted rendered details such as cornice, pediment and window surrounds - ground floor is a 19th century style shop front in timber painted dark green

Description of *proposed* materials and finishes:

Upper floors to be retained as existing. Ground floor frontage to be retained as existing with the incorporation of a new door to match existing finish.

### Roof - description:

Description of *existing* materials and finishes:

pitched roof largely concealed by parapet wall

Description of *proposed* materials and finishes:

New flat topped mansard with lead cheek dormers to be erected with Natural Welsh Slate tiles laid in a traditional overlap pattern.

### Windows - description:

Description of *existing* materials and finishes:

timber sash windows - painted white

Description of *proposed* materials and finishes:

timber sash windows - painted white

### Doors - description:

Description of *existing* materials and finishes:

the ground floor is a 19th century style 'shopfront' in timber painted dark green with paneling, pilasters and large windows into which doors are incorporated.

Description of *proposed* materials and finishes:

The ground floor 'shopfront' is to be retained with a new incorporated door for entry to flats. New solid door in timber and painted to match existing.

### Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

## 10. (Materials continued)

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:

Site and Location Plan  
 Existing Basement Plan  
 Existing Ground Floor Plan  
 Existing First Floor Plan  
 Existing Second Floor Plan  
 Existing Section  
 Existing Front Elevation  
 Existing Rear Elevation  
 Proposed Basement Plan  
 Proposed Ground Floor Plan  
 Proposed First Floor Plan  
 Proposed Second floor Plan  
 Proposed Third Floor Plan  
 Proposed Roof Plan  
 Proposed Section  
 Proposed Front Elevation  
 Proposed Rear Elevation  
 Proposed Perspective  
 Design and Access Statement  
 PTAI  
 PTAI2  
 Acoustic Report  
 Licensing Agreement  
 Private Staircase drawing

## 11. 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			

## 12. 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):

## 13. 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

## 14. 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

## 15. Existing Use

Please describe the current use of the site:

The ground floor and basement are used as a Public House, the Carpenters Pub whilst the first and second floor are ancillary residential space for the manager/owner of the Public house. Concerns were raised by Camden at Pre-planning about the loss of A4 accommodation in terms of a loss to the local community and therefore it is important to note that the first and second floors have been in residential use for many years and are not/ have not been used by the community.

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

## 16. 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'.

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?       Yes       No

## 18. 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	2		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total     

### 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     

### Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

## 19. 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	350.5	162.0	0.0	-162.0
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
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		350.5	162.0	0.0	-162.0

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

## 20. 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

## 21. 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	

## 22. Site Area

What is the site area?

130.6

sq.metres

## 23. 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:

n/a

Is the proposal for a waste management development?

Yes  No

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 25. 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

## 26. 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

## 27. 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