

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

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="Duncan"/>	Surname:	<input type="text" value="Pittaway"/>
Company name:	<input type="text" value="Findlay Estate Company Ltd."/>				
Street address:	<input type="text" value="Lower Grove House"/>			Country Code:	<input type="text"/>
	<input type="text" value="Highridge Road"/>			Telephone number:	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="Bristol"/>			Fax number:	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="BS41 8JT"/>				
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="John"/>	Surname:	<input type="text" value="Fannon"/>
Company name:	<input type="text" value="Protean Planning Ltd."/>				
Street address:	<input type="text" value="3.1 Cannon Brewery"/>			Country Code:	<input type="text"/>
	<input type="text" value="150 St John St"/>			Telephone number:	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text" value="07769 656251"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>
County:	<input type="text" value="London"/>			Email address:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="EC1V 4PS"/>			<input type="text" value="jffannon@gmail.com"/>	

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Redevelopment of the site involving demolition of the existing building and erection of a new ground plus five storey over basement building, to provide community use (D1) at ground and basement and student accommodation (8 x 6 bed apartments and 7 studios, 55 beds) on the upper floors; widening of Clarendon Grove alleyway.

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:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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:  First name:  Surname:

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:

988_07_100	Proposed Basement & Ground Plan	1:100	A1
------------	---------------------------------	-------	----

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

If Yes, please provide details:

988_07_100	Proposed Basement & Ground Plan	1:100	A1
------------	---------------------------------	-------	----

#### 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:

Brick

Description of *proposed* materials and finishes:

Brick

### Roof - description:

Description of *existing* materials and finishes:

Flat, concrete

Description of *proposed* materials and finishes:

Seam metal mansard

### Windows - description:

Description of *existing* materials and finishes:

Crittall and uPVC

Description of *proposed* materials and finishes:

Metal and joinery frame

### Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Metal frame glazed

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

988_07_001	Existing Location Plan	1:500	A1		
988_07_002	Existing Site Plan	1:200	A1		
988_07_003	Existing Basement, Ground & 1st Plan		1:100	A1	
988_07_004	Existing 2nd, 3rd & roof plan		1:100	A1	
988_07_005	Existing Elevations, N,S,E &W	1:100	A1		
988_07_006	Existing Context Elevation N&E	1:200	A1		
988_07_007	Existing Context Elevation S&W	1:200	A1		
988_07_008	Existing Demolition plan	1:200	A1		
988_07_050	Proposed Site plan	1:200	A1		
988_07_100	Proposed Basement & Ground Plan		1:100	A1	
988_07_101	Proposed Typical, 5th & Roof Plan		1:100	A1	
988_07_102	Proposed Area Plans	1:100	A1		
988_07_200	Proposed Context Elevations N&E		1:200	A1	
988_07_201	Proposed Context Elevations S&W		1:200	A1	
988_07_202	Proposed North Elevation	1:100	A1		
988_07_203	Proposed East Elevation	1:100	A1		
988_07_204	Proposed South Elevation	1:100	A1		
988_07_205	Proposed West Elevation	1:100	A1		
988_07_300	Proposed Section North-South	1:100	A1		
988_07_301	Proposed Section East-West	1:100	A1		
988_07_400	6 bed flat WCH	1:50	A1		
988_07_401	WCH studio flat	1:50	A1		
988_07_500	Phoenix Road Entrance	1:50	A1		
988_07_501	Chalton Street Entrance	1:50	A1		
988_07_502	Clarendon Grove	1:50	A1		

## 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	30	30
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):

## 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:

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

1 no. 11001 Eurobin is provided for D1 use in accordance with Camden Guidance CPG1.

## 17. 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					
Live-Work units					
Cluster flats				8	
Sheltered housing					
Bedsit/Studios	7				
Unknown					

Proposed Market Housing Total

15

### Market Housing - Existing

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

Existing Market Housing Total

5

### Overall Residential Unit Totals

Total proposed residential units	15
Total existing residential units	5

## 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

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	0.0	0.0	0.0	0.0
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	560.0	560.0	465.0	-95.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
<b>Total</b>	<b>560.0</b>	<b>560.0</b>	<b>465.0</b>	<b>-95.0</b>

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
-----------	--------------	--	---	----------------------

## 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?

00.05	hectares
-------	----------

## 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:

N/A
-----

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: Camden Council Highway Department Number: <input type="text"/> Suffix: <input type="text"/> House name: Town Hall Street: Judd Street Locality: <input type="text"/> Town: London Postcode: WC1H 9JE	11/11/2015
Name: Maria Fidelis Catholic School Number: 34 Suffix: <input type="text"/> House name: <input type="text"/> Street: Phoenix Road Locality: <input type="text"/> Town: London Postcode: NW1 1TA	11/11/2015

Title: Mr First name: John Surname: Fannon

Person role: Applicant Declaration date: 11/11/2015

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

11/11/2015