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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="Jonathan"/>	Surname:	<input type="text" value="Kessel"/>
Company name:	<input type="text" value="Tri Capital Properties LLP"/>				
Street address:	<input type="text" value="First Floor"/>	Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="233 Regents Park Road"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Email address:			
Postcode:	<input type="text" value="N3 3PQ"/>	<input type="text"/>			
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="Jake"/>	Surname:	<input type="text" value="Edgley"/>
Company name:	<input type="text" value="Edgley Design"/>				
Street address:	<input type="text" value="3rd floor"/>	Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="25-29 Old Street"/>		<input type="text"/>	<input type="text" value="020 7033 9522"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Email address:			
Postcode:	<input type="text" value="ec1v 9hx"/>	<input type="text" value="jake@edgleydesign.co.uk"/>			

3. Description of the Proposal

Please describe the proposed development including any change of use:

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="67"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Farringdon Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="EC1M 3JB"/>		

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

Easting:	<input type="text" value="531471"/>
Northing:	<input type="text" value="181914"/>

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="Kate"/>	Surname:	<input type="text" value="Phillips"/>
Reference:	<input type="text" value="2015/5121/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="10/09/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Pre-application comments:

- Planning permission has previously been granted in 2000 and 2003 for the erection of a mansard roof; however, the planning policy context has changed since then with the introduction of new guidance.
- The application site is located within the Hatton Garden Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- CPG1 (Design) sets out criteria for determining whether or not a roof addition would be acceptable. The proposal complies with the guidance insofar as the wider terrace does not have an unimpaired roofline; the host building does not already have an additional storey or mansard; the proposal would not add significantly to the bulk of the building or unbalance or undermine its architectural composition; and the scale and proportions of the building would not be overwhelmed by the additional extension.
- The proposed mansard would match in appearance the mansard roof at Nos. 69-71 Farringdon Road, which is considered to be acceptable in visual terms.
- LDF Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that 1-bed dwellings have the lowest priority, whereas 2-bed dwellings have the highest priority. However, the Government's current technical housing standards require a 2-bed unit to provide at least 61 square metres of floor space, which is not possible in this case. As such, the provision of a 1-bed unit is likely to be considered acceptable.
- The technical housing standards require a 1-bed-1-person unit to provide 39 square metres of gross internal floor space (37 square metres if a shower is provided instead of a bath) and a 1-bed-2-person unit to provide 50 square metres of gross internal floor space (any area with a headroom of less than 1.5 metres does not count unless used solely for storage). As such, the proposed new dwelling is likely to be considered suitable as a 1-bed-1-person unit.
- It is considered that the proposed new unit would provide an acceptable standard of accommodation in terms of internal arrangements and room sizes. However, specific provision must be made for storage, recycling and the disposal of waste. (The technical housing standards require the provision of 1-1.5 square metres of built-in storage).
- It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring residential properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.
- The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest) and is within a Controlled Parking Zone (CA-D – King's Cross). Policy DP18 expects development to be car-free in the Central London Area. Any planning permission would therefore be subject to a legal agreement to ensure the dwelling is car-free.

Conclusion:
The proposed mansard roof extension to allow the creation of a self-contained 1-bed-1-person unit is likely to be considered acceptable if a formal planning application is submitted. This is subject to compliance with the national space standards and the provision of built-in storage within the new dwelling.

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?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

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:

Please see the attached design and access statement "1516 design and access statement".

Description of *proposed* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Roof - description:

Description of *existing* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Description of *proposed* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Windows - description:

Description of *existing* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Description of *proposed* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Doors - description:

Description of *existing* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Description of *proposed* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Boundary treatments - description:

Description of *existing* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Description of *proposed* materials and finishes:

Please see the attached design and access statement "1516 design and access statement".

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Lighting - add description

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

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:

Please see the attached design and access statement "1516 design and access statement".

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

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 site contains an existing 5 storey commercial building, this proposal would not affect the use of the existing building.

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

Market Housing - Proposed

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

Proposed Market Housing Total

1

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	1
Total existing residential units	0

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	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?

48.00 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:

NA

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