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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:  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="07961214724"/>	<input type="text" value="214724"/>
Mobile number:	<input type="text"/>	<input type="text" value="07961214724"/>	<input type="text" value="214724"/>
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:

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="16"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Tavistock Place"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1H 9RU"/>		

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

Easting:	<input type="text" value="530053"/>
Northing:	<input type="text" value="182344"/>

## 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:

Re: 2015/ 4150/PRE – 16 Tavistock Place, London, WC1H 9RU - Extend the existing dental surgery at ground storey level into the basement and other alterations and refurbishment works.

Thank you for submitting the above pre-application request with the required fee on 15/07/2015 and apologies for my delay in responding. Please see my comments below:

Constraints

Bloomsbury Conservation Area – No. 16 is identified as making a positive contribution

Adjacent to Grade II listed building (Nos. 2-14 even)

Relevant Planning History

N/A

Pre-application comments

Principle of development

- There are no specific policies in the LDF that seek to protect ancillary storage areas within buildings.
- The basement is currently used for storage in association with the rest of the building.
- The new use of the basement would be linked to the existing dental surgery at ground floor; although the two floors would not be linked internally due to the constraints of the building.

• The principle of development is considered to be acceptable, subject to the detailed considerations below:

Impact on the character and appearance of the host building, the wider area (including Bloomsbury Conservation Area)- The change of use of the basement would involve limited changes to the publicly-visible sides of the building. Nevertheless, the application site is located within the Bloomsbury 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.

• Altering or replacing the pavement-level windows (Herbrand Street elevation) on a like-for-like basis (i.e. match the existing in terms of type, glazing pattern, opening method, materials and finishes, and detailing) is likely to be considered acceptable.

• The use of obscure glazing (to allow privacy in the dental surgeries) is also likely to be considered acceptable.

• The retention of the external window bars would be preferable.

• The new glass roof above the rear corridor would be screened from public view. Nevertheless, this element of the proposal is judged to be acceptable in

principle, subject to the use of high-quality and long-lasting materials. • As part of a formal planning application you will need to submit elevation and section drawings which clearly illustrate the junction of the extension with the existing fabric of the host building(s). The new roof should not 'cut through' any windows or window arch details etc.

• If the new roof will physically attach to the neighbouring building (No. 14 Tavistock Place), listed building consent will also be required and we will require details of how it will attach to the fabric of that building.

• The enlargement of the existing outbuilding to create a WC is also considered to be acceptable in principle. Building materials to match or complement the host building will be required and the drawings will need to illustrate the junction of the roof of the enlarged outbuilding with the new glass roof.

• The restoration / re-use of the corridor under the pavement lights is considered to be acceptable.

• The changes to the entrance to the basement are considered to be acceptable.

• Any new advertising would be subject to separate advertisement consent - CPG1 (Design) advises that properties should only have one main fascia sign and one ancillary projecting or hanging sign per street frontage because too many adverts/signs on a property contribute to visual clutter and can detract from the appearance of the street scene. As such, you are discouraged from providing additional signage at the site.

Impact on the setting of the adjacent listed building

• Nos. 2-14 Tavistock Place are Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building(s) or its setting or any features of special architectural or historic interest which it possesses.

• By virtue of its siting, scale and design, it is not considered that the proposed glass roof above the rear corridor would cause harm to the adjacent listed building, its setting or any features of special architectural or historic interest which it possesses.

• Neither is it considered that the enlargement of the existing outbuilding to create a WC would cause harm to the adjacent listed building. This is due to the relatively small scale of the extension and subject to the use of building materials which match or complement the host building.

• As noted above, if the glass roof is physically attached to No. 14, listed building consent will be required and we will require details of how it will attach to the fabric of that building.

Impact on adjacent occupiers

• Any noise/disruption associated with the proposed use of the basement is unlikely to be substantially worse than the impact from the existing ground floor dental surgery. • The application site is on a busy London street and the impact from increased comings and goings is therefore likely to be acceptable.

Transport

• The application site has a PTAL rating of 6b (excellent), which means it is highly accessible by public transport. As such, there is no need to provide visitor parking.

• The constraints of the site do not readily allow for cycle parking and therefore the Council would not require this.

Access

• Policy DP29 requires that all buildings and places meet the highest standards of access and inclusion, and buildings that the public may use must be designed to be as accessible as possible.

• The basement would not be wheelchair accessible; however, this may be justified if the ground floor provides the same facilities and is fully accessible and the two floors form part of the same dental practise.

• The staircase to the basement must provide a suitable means of access and comply with the relevant Building Regulations.

• Any formal planning application must demonstrate that the dental surgery can be adequately accessed by prospective users.

Conclusion:

The use of the basement as a dental surgery in connection with the existing dental surgery is likely to be considered acceptable. This is based on the assumption that the extended dental surgery would be linked to the existing ground floor dental surgery rather than operating as an independent business, which would be secured via a suitably worded planning condition. This is also subject to the use of high-quality and long-lasting materials.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

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

If Yes, please provide details:

Existing commercial waste bin arrangements will continue. Clinical waste disposal is by separate specialist arrangement with the dental practice.

## 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

If Yes, please provide details of the name, relationship and role:

David Clarke is an employee of London Borough of Camden, the applicant.

## 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:

No changes to existing brick, render and stone proposed other than maintenance in matching materials.

Description of *proposed* materials and finishes:

As above.

### Roof - description:

Description of *existing* materials and finishes:

No works at main roof level.

Description of *proposed* materials and finishes:

Proposed infill roof to rear passageway of timber flat construction covered in high performance felt of liquid applied membrane, grey finish. Polycarbonate roof lights for maintenance access to roof and natural light to corridor.

### Windows - description:

Description of *existing* materials and finishes:

Timber vertically sliding sash.

Description of *proposed* materials and finishes:

Repair or replace existing to match original, painted finish.

### Doors - description:

Description of *existing* materials and finishes:

Timber doors, painted finish.

Description of *proposed* materials and finishes:

New painted timber doors to existing opening to vault. New door opening to dental reception at basement level with pair of painted timber doors.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Existing metal railings and gate to existing basement access steps on street elevation, painted. Brick retaining wall to rear passageway.

Description of *proposed* materials and finishes:

Retain and redecorate existing railings and gate. No alterations to retaining wall other than internal finishes to new enclosure and roof weathering.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None existing.

Description of *proposed* materials and finishes:

None proposed

## 9. (Materials continued)

### Lighting - add description

Description of *existing* materials and finishes:

Bulkhead lighting to basement access stair.

Description of *proposed* materials and finishes:

Replacement bulkhead lighting to basement access stair.

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:

Drawing 5563 E(0)001 Rev B existing basement plan.  
Drawing 5563 E(0)002 Rev A existing ground floor plan.  
Drawing 5563 E(0)003 Rev A existing elevation sheet 1.  
Drawing 5563 E(0)004 Rev A existing elevation sheet 2.  
Drawing 5563 E(0)005 Rev A existing section.  
Drawing 5563 S(0)001 Rev F proposed basement plan.  
Drawing 5563 S(0)002 Rev D Proposed ground floor plan.  
Drawing 5563 S(0)003 Rev B Proposed elevation sheet 1.  
Drawing 5563 S(0)004 Rev B proposed elevation sheet 2.  
Drawing 5563 S(0)005 Rev B proposed section.  
Block plan  
Location plan  
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

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

The premises are already connected to mains drainage.

## 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:

Basement is currently a store area, disused.  
Ground floor is dental surgery  
Floors above are residential dwelling flats owned by LB Camden.

Is the site currently vacant?       Yes       No

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

Storage.

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

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

### 18. All Types of Development: Non-residential Floorspace (continued)

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	86.5	69.4	0.0	-69.4
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	76.2	76.2
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>86.5</b>	<b>69.4</b>	<b>76.2</b>	<b>6.8</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
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### 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	
D1	08:30:00	17:30:00					<input type="checkbox"/>

### 21. Site Area

What is the site area?  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:

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

03/12/2015