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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="London Borough of Camden"/>				
Street address:	<input type="text" value="c/o Agent"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<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="Ms"/>	First Name:	<input type="text" value="Cora"/>	Surname:	<input type="text" value="Barrett"/>
Company name:	<input type="text" value="Turley"/>				
Street address:	<input type="text" value="The Charlotte Building"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="17 Gresse Street"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Email address:	<input type="text" value="cora.barrett@turley.co.uk"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="W1T 1QL"/>				

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;
- Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;
- Plot 4: Replacement school (Use Class D1) ;
- Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- Plot 6: 14no. residential units; and
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).

Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

3. Description of Proposed Works (continued)

Has the development or work(s) 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:

London

County:

Postcode:

NW1

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

Easting:

529725

Northing:

183195

Description:

Central Somers Town covering Land at Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space, NW1

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:

Mr

First name:

David

Surname:

Fowler

Reference:

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

See Planning Statement.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See Transport Assessment.

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:

See Design and Access Statements for each Plot

Have arrangements been made for the separate storage and collection of recyclable waste?

☒

Yes

☐

No

If Yes, please provide details:

See Design and Access Statements for each Plot

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:

The Applicant is the London Borough of Camden.

9. Demolition

Does the proposal include total or partial demolition of a listed building? ☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, will there be works to the interior of the building? ☐ Yes ☒ No

Will there be works to the exterior of the building? ☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

13. 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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

Description of *proposed* materials and finishes:

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

14. Materials (continued)

Boundary treatments - add description

Description of *existing* materials and finishes:

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

Description of *proposed* materials and finishes:

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

See Plot 3 Charrington Street Terraced Housing Design and Access Statement

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

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):

See Utilities Statement

16. 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?

<input checked="" type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

17. 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

18. Existing Use

Please describe the current use of the site:

Two separate areas of public open space; primary school and Children's Centre (Use Class D1); community play facility (Use Class D1); community hall (Use Class D1); and public highway.

- 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

19. 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'.

20. Trade Effluent

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

21. 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			3		
Flats/Maisonettes	42	44	3		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 92

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

21. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	13	23	8		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total44

Overall Residential Unit Totals

Total proposed residential units	136
Total existing residential units	0

Social Rented Housing - Existing

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

Existing Social Rented Housing Total0

22. 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	1770.0	1770.0	3009.0	1239.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	181.0	181.0
Total		1770.0	1770.0	3190.0	1420.0

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
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23. 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

24. 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 Start TimeEnd Time	Saturday Start TimeEnd Time	Sunday and Bank Holidays Start TimeEnd Time	Not Known
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25. Site Area

What is the site area?

02.20

hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

28. 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

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

29. Certificates (Certificate B - continued)

Owner/Agricultural Tenant				Date notice served	
Name	Plot 10 Community Play Project			17/12/2015	
Number:	128	Suffix:			House name:
Street:	Chalton Street				
Locality:					
Town:	London				
Postcode:	NW1 1JD				
Name					
Number:		Suffix:			House name:
Street:					
Locality:					
Town:					
Postcode:					
Name					
Number:		Suffix:			House name:
Street:					
Locality:					
Town:					
Postcode:					
Name					
Number:		Suffix:			House name:
Street:					
Locality:					
Town:					
Postcode:					
Name					
Number:		Suffix:			House name:
Street:					
Locality:					
Town:					
Postcode:					
Name					
Number:		Suffix:			House name:
Street:					
Locality:					
Town:					
Postcode:					

Title:	Ms	First name:	Cora	Surname:	Barrett
Person role:	Agent	Declaration date:	17/12/2015	<input checked="" type="checkbox"/>	Declaration made

30. 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 17/12/2015