

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="Gary"/>	Surname:	<input type="text" value="Lewis"/>		
Company name:	<input type="text" value="London Office Sarl"/>						
Street address:	<input type="text" value="56 Rue Charles Martel"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			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" value="Luxembourg City"/>			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="Luxembourg"/>						
Postcode:	<input type="text" value="L2134"/>						
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="Mark"/>	Surname:	<input type="text" value="Henderson"/>		
Company name:	<input type="text" value="Bond Bryan Architects"/>						
Street address:	<input type="text" value="175-185 Grays Inn Road"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text" value="044"/>	<input type="text" value="02078120601"/>	<input type="text"/>
	<input type="text"/>			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" value="London"/>			Email address:	<input type="text" value="m.henderson@bondbryan.co.uk"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="WC1X 8UE"/>						

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

The application is for a new single storey extension onto the current existing roof of the 4 storey building at 175-185 Grays Inn Road. The existing building use class is B1a Office Space throughout with the exception of a ground floor A3 class cafe and the proposed single storey would add additional B1a Office Space. The existing building comprises a rectilinear plan of four storeys constructed from brown brick. The proposed extension is to be a low profile, contemporary extension stepping back from the existing parapet line to retain the original proportions and form of the existing building. The extension cladding will complement the existing brickwork in terms of colour but will be much lighter than the original building with increased glazing to create a clear contrast. The rear elevation form will be in keeping with the mansard roof typology of the adjacent properties and be finished with metal standing seam cladding.

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="175"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Gray's Inn Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1X 8UE"/>		

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

Easting:	<input type="text" value="530693"/>
Northing:	<input type="text" value="182418"/>

#### 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="Jonathan"/>	Surname:	<input type="text" value="McClue"/>
Reference:	<input type="text" value="2014/6104/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="12/11/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The pre-application was originally for a two storey extension onto the existing building which the planning officer felt was too top heavy. The design has been scaled back to a single storey extension and the planning officer appreciated the intention to work with the comments received in the pre-application. The planning officer approved of the addition being a sensitive yet contemporary extension, agreeing with it stepping in from the existing building line to create an obvious definition between the old and new.

#### 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 checked="" type="radio"/> Yes	<input type="radio"/> No

If Yes, please provide details:

The waste and recycle collection is managed by the Applicants company and is to remain as existing and include the proposed top floor within it.

#### 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:

The East facing street elevation and gable walls of the North and South elevations are all brown brickwork. The Western 'rear' elevation is white render.

Description of *proposed* materials and finishes:

The proposed elevations are all to be a vertically laid brown standing seam to complement the existing brown brickwork.

### Roof - description:

Description of *existing* materials and finishes:

The existing roof is a poor quality bitumen felt with an area of green roof. See Existing Roof GA Plan.

Description of *proposed* materials and finishes:

The proposed roof will contain an extensive sedum green roof with a small perimeter of single ply membrane above the canopy profile. See Proposed Roof GA Plan.

### Windows - description:

Description of *existing* materials and finishes:

The windows to the East facing street elevation are white painted timber sash windows above ground floor level and powder coated aluminium windows to ground floor level.

The windows to the West facing rear elevation are all aluminium windows.

Description of *proposed* materials and finishes:

The proposed windows to the North, east and South elevations are all to be aluminium curtain walling with punch hole fixed aluminium windows to the rear 'mansard' elevation. There are to be low level louvres under all windows for natural ventilation.

### Doors - description:

Description of *existing* materials and finishes:

There are 5 existing ground floor doors, 4 of which are polyester powder coated aluminium and one is timber.

Description of *proposed* materials and finishes:

The proposed top floor extension will include four east elevation doors made from aluminium and forming part of the curtain walling system. The rear, west facing elevation will include a single aluminium velux type door and all will be for maintenance access only.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Existing rooftop railings are galvanised steel with area's of bamboo fencing. See Existing Roof GA Plan and Elevations.

Description of *proposed* materials and finishes:

Existing roof level railings removed and rear elevation to be replaced with steel powder coated railings to protect for maintenance access only. See Proposed Roof GA Plan and Elevations.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable. No vehicle access and no external hardstanding other than existing roof level.

Description of *proposed* materials and finishes:

Not applicable. No vehicle access or external hardstanding proposed.

### Lighting - add description

Description of *existing* materials and finishes:

The existing B1a Office main entrance at ground floor level contains spot lights recessed into the soffit downlighting onto the glazing and entrance door.

Description of *proposed* materials and finishes:

The proposed external lighting to the top floor extension if required, will be addressed in a separate application.

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  
Existing and Proposed Elevations  
Existing Roof Plan  
Proposed Fourth Floor Plan  
Proposed Roof Plan  
Building Section A-A Site Plan

## 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	8	10	2
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 elevations indicate the location on the west/rear elevation of the soil vent pipes to which the drainage will be connected to.

## 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 building is currently occupied with a B1a Office class throughout with the exception of a single A3 class cafe unit to the ground floor.

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

## 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	38.0	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)	1132.8	0.0	173.0	173.0
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
<b>Total</b>	<b>1170.8</b>	<b>0.0</b>	<b>173.0</b>	<b>173.0</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	160	0	0
Proposed employees	192	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	
A3							<input checked="" type="checkbox"/>
B1A	09:00:00	17:00:00					<input type="checkbox"/>

## 21. Site Area

What is the site area?

340 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:

The scheme will relocate the existing air conditioning units and VRF unit from the existing roof level onto the proposed roof level. The new extension will also require the addition of a VRF unit onto the proposed roof level. The acoustic survey has been submitted to outline the existing conditions.

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