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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="Sanchit"/>	Surname:	<input type="text" value="Patel"/>		
Company name:	<input type="text" value="AMBA HOLDINGS LTD"/>						
Street address:	<input type="text" value="30 ST GEORGE'S DRIVE"/>			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="LONDON"/>			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" value="SW1V 4BN"/>						
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="David"/>	Surname:	<input type="text" value="Cunningham"/>		
Company name:	<input type="text" value="divine ideas (uk) ltd"/>						
Street address:	<input type="text" value="Legacy Business Centre."/>			Country Code	National Number	Extension Number	
	<input type="text" value="Suite 126"/>			Telephone number:	<input type="text" value="0208 556 7404"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="2A Ruckholt Road"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Leyton"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>			Email address:	<input type="text" value="divineideas@me.com"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="E10 5NP"/>						

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of listed Grade II Building in Bloomsbury Conservation Area from public house (Class A4) with ancillary accommodation to a bistro (Class A3) over the ground and basement floors, 2 x self-contained flats at ground floor and first floor (Class C3, and 10 room hotel (Class C1), along with alterations and extensions including a three storey rear extension and the introduction of a lightwell at the front.

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="61"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Swinton Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1X 9NT"/>		

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

Easting:	<input type="text" value="530597"/>
Northing:	<input type="text" value="182762"/>

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="Rob"/>	Surname:	<input type="text" value="Tulloch"/>
Reference:	<input type="text" value="2013/4027/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="03/10/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Please refer to Planning Appeal ref: APP/X5210/W/15/3065814.
The main issues identified in the pre-app response were matters arising from the historic and listed status of the building. The pre-app identified the requirement for more detained historic building audit and design statements and responses arising therefrom. We commissioned the historic building assessment works and revised the design to take account of the information and the other matters arising in the pre-app response. We then submitted this to the LPA as 'further information' (following on from the pre-app) on 4th February 2014. Despite numerous attempts to obtain a response to this further information, during the course of February and March 2014, we heard nothing back from LPA.

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? Yes No

If Yes, please provide details:

Refer to supporting document Waste Management Strategy

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

If Yes, please provide details:

Refer to supporting document Waste Management Strategy

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:

Front elevation - brown brick faced with render (upper storeys) and brown glazed faience facing (ground level)

Rear elevation - mixture of original brown brickwork and stock brick of post- Second World War rebuilding (upper storey and east rear extension)

Description of *proposed* materials and finishes:

Front elevation - restoration of existing materials and finishes

Rear elevation - faced with reclaimed stock brickwork to new rear elevation

Painted finishes to existing stock brickwork two storey return wing elevation.

Roof - description:

Description of *existing* materials and finishes:

Slate tiles, Asphalt, Lead

Description of *proposed* materials and finishes:

Slate tiles, Membrane (replacing Asphalt), Lead

Windows - description:

Description of *existing* materials and finishes:

Timber frame and Glass

Description of *proposed* materials and finishes:

Timber frame and Glass

Doors - description:

Description of *existing* materials and finishes:

Painted HW Timber

Description of *proposed* materials and finishes:

Painted HW Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick wall, Metal Railings

Description of *proposed* materials and finishes:

Brick wall, Metal Railings

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Stone paving

Description of *proposed* materials and finishes:

Stone paving

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (Materials continued)

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:

1306 PL001 Location Plan
 1306 PL100 Existing Basement Floor Plan with Demolitions
 1306 PL101 Existing Ground Floor Plan with Demolitions
 1306 PL102 Existing First Floor Plan with Demolitions
 1306 PL103 Existing Second Floor Plan with Demolitions
 1306 PL104 Existing Third Floor Plan with Demolitions
 1306 PL105 Existing Roof Plan with Demolitions
 1306 PL150 Existing Section AA with Demolitions
 1306 PL151 Existing Section BB with Demolitions
 1306 PL160 Existing Front Elevation with Demolitions
 1306 PL161 Existing Rear Elevation with Demolitions
 1306 PL162 Existing Side Elevation with Demolitions
 1306 PL200_A Proposed Basement Floor Plan
 1306 PL201_A Proposed Ground Floor Plan
 1306 PL202_A Proposed First Floor Plan
 1306 PL203_A Proposed Second Floor Plan
 1306 PL204_A Proposed Third Floor Plan
 1306 PL205_A Proposed Roof Plan
 1306 PL250 Proposed Section AA
 1306 PL251 Proposed Section BB
 1306 PL260_A Proposed Front Elevation
 1306 PL261 Proposed Rear Elevation
 1306 PL262 Proposed Side Elevation
 1306 PL301 Existing Interior Elevation 1F Front West Room
 1306 PL401 Proposed Interior Elevation 1F Front West Room
 1306 PL402 Proposed Interior Elevation 1F Rear West Room

Design and Access Statement

Heritage Statement

Lifetime Homes and Wheelchair Housing

Structural Report

Daylight & Sunlight Assessment

Waste Management Strategy

Pre application Response

Community Infrastructure Levy Form

Internal Daylight Sunlight Calculations Assessment

Appeal Inspector's Decision

Covering Letter

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):

PL100

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:

Unoccupied

Is the site currently vacant? Yes No

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

Public house with ancillary accommodation

When did this use end (if known) (DD/MM/YYYY)? 10/02/2013

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

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

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	127.7	127.7
A4	Drinking establishments	319.9	319.9	0.0	-319.9
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	225.2	225.2
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
Total		319.9	319.9	352.9	33.0

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
C1	Hotels	0	10	10

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	2	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"/>
C1							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

189

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:

Not known

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