

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 and for relevant demolition of an unlisted building in a conservation area

### 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="Mrs"/>	First name:	<input type="text" value="CANDIDA"/>	Surname:	<input type="text" value="WALDUCK"/>		
Company name:	<input type="text" value="IMPERIAL LONDON ENTERPRISES"/>						
Street address:	<input type="text" value="61-66"/>	Telephone number:	Country Code	National Number	Extension Number		
	<input type="text" value="RUSSELL SQUARE"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
	<input type="text"/>		<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"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>				
Postcode:	<input type="text" value="WC1B 5BB"/>						
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="REON"/>	Surname:	<input type="text" value="VAN WIJK"/>		
Company name:	<input type="text" value="IPA ARCHITECTS"/>						
Street address:	<input type="text" value="55 KINGSTOWN ROAD"/>	Telephone number:	Country Code	National Number	Extension Number		
	<input type="text"/>		<input type="text"/>	<input type="text" value="0203 355 7152"/>	<input type="text"/>		
	<input type="text"/>		<input type="text"/>	<input type="text" value="07833 732373"/>	<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"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text" value="Reon@ipa-architects.com"/>				
Postcode:	<input type="text" value="TW11 0QD"/>						

#### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of existing laundry and services outbuilding in rear garden.  
Erection of new free-standing garden meeting room in hotel rear garden.

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)

House:	<input type="text" value="83"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Southampton Row"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1B 4HD"/>		

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

Easting:	<input type="text" value="530291"/>
Northing:	<input type="text" value="181866"/>

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 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:

Waste and Recycling is handled within the existing hotel management systems.  
No change is proposed.

#### 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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

No longer fit for purpose.  
No architectural merit.

#### 10. 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:

Facebrick

Description of *proposed* materials and finishes:

Facebrick to match existing hotel

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Flat Roof - - felt

Description of *proposed* materials and finishes:

Flat Roof - Living green roof

Windows - description:

Description of *existing* materials and finishes:

Painted Metal

Description of *proposed* materials and finishes:

Powder Coated Aluminium

Doors - description:

Description of *existing* materials and finishes:

Natural Timber

Description of *proposed* materials and finishes:

Natural Timber

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:

12C7.EX.200\_P1 (LOC).pdf - Location plan  
12C7.EX.201\_P1 (SITE).pdf - Site Plan Existing  
12C7.EX.202\_P1 (GR.SECT.ELEV).pdf - Existing Plans and Elevations  
12C7.LO.200\_P1 (SITE).pdf - Site Plan Proposed  
12C7.LO.201\_P1 (GR.SECT.ELEV).pdf - Proposed Plans and Elevations  
12C7.3D\_01 DA STATEMENT\_ BEDFORD HOTEL.pdf - Architects Design & Access Statement  
I.0157\_TS AIA TPP\_MR\_29.02.16.pdf - Arboricultural Report

11. 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	37	37	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			

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

Bedford Hotel

- 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

16. 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'.

17. Trade Effluent

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

18. Residential Units

- Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

19. 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

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

C1	Hotels and halls of residence	0.0	30.0	70.0	40.0
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
	Total	0.0	30.0	70.0	40.0

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
-----------	--------------	--	---	----------------------

20. 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

21. 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 Time      End Time	Saturday Start Time      End Time	Sunday and Bank Holidays Start Time      End Time	Not Known
-----	--	--------------------------------------	--	-----------

22. Site Area

What is the site area?

1,990

sq.metres

23. 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 proposal is for the erection of a Garden Meeting room.  
The facility will form part of the facilities offered by the Bedford Hotel.  
The facility will serve as a venue for business/corporate/association meetings.  
No music or PA systems will be operated.

Is the proposal for a waste management development? ☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

25. 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

If Other has been selected, please provide:

Contact name:

Title:

First name:

Surname:

Telephone number:

Country code:

National number:

Extension number:

Email Address:

26. 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="REON"/>	Surname:	<input type="text" value="VAN WIJK"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="21/03/2016"/>	<input checked="" type="checkbox"/>	Declaration made

27. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="21/03/2016"/>
-------------------------------------	------	---