

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## 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="Mr"/>	First Name:	<input type="text" value="Graham"/>	Surname:	<input type="text" value="Harris"/>
Company name:	<input type="text" value="SHH ARCHITECTS INTERIOR DESIGNERS"/>				
Street address:	<input type="text" value="1 Vencourt Place"/>				
	<input type="text" value="Ravenscourt Park"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Telephone number:	<input type="text"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="W6 9NU"/>	Fax number:	<input type="text"/>		
		Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input type="radio"/> Yes <input checked="" type="radio"/> No			

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Description of the Proposal

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

Restoration and extension of Athlone House, and use as a single dwelling house; restoration of the historic part of the grounds and some remodelling of other parts; new vehicular/pedestrian entrance from Hampstead Lane and associated minor demolition works; refurbishment and extension of Caen Cottage, and use as a separate but related dwelling house; refurbishment of the Gate House and use as a separate but related dwelling house; and creation of a summer house on part of the site of a disused tennis court within the grounds.

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:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

#### 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:

Two meetings with Charles Thuairé and Hannah Walker.

The first was held on 18/04/2016 and the second on the 09/06/2016.

No formal note was issued for either meeting.

#### 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 Design and Access Statement for details.

See proposed site plan and drawing ref: (817)240\_PL01) for details.

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

## 7. Waste Storage and Collection

If Yes, please provide details:

A refuse bin store will be positioned within the grounds of Athlone House, located next to the existing shared access point.

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

Yes  No

If Yes, please provide details:

Separate storage will be provided within the dwelling house.  
Rubbish will then be transported to the refuse holding area next to the existing shared entrance.

## 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)?

Please see the accompanying Design and Access Statement and drawing pack.

## 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

See Design and Access Statement and landscape drawings for details.

Description of *proposed* materials and finishes:

See Design and Access Statement and landscape drawings for details.

### Doors - description:

Description of *existing* materials and finishes:

See Design and Access Statement for details.

Description of *proposed* materials and finishes:

See Design and Access Statement for details.

### Roof - description:

Description of *existing* materials and finishes:

See Design and Access Statement for details.

Description of *proposed* materials and finishes:

See Design and Access Statement for details.

### Vehicle Access - description:

Description of *existing* materials and finishes:

See Design and Access Statement for details.

Description of *proposed* materials and finishes:

See Design and Access Statement for details.

### Walls - description:

Description of *existing* materials and finishes:

See Design and Access Statement for details.

Description of *proposed* materials and finishes:

See Design and Access Statement for details.

### Windows - description:

Description of *existing* materials and finishes:

## 10. Materials

See Design and Access Statement for details.

Description of *proposed* materials and finishes:

See Design and Access Statement for details.

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:

Arboricultural Implications Assessment – Catherine Bickmore Associates Ltd;  
Design and Access Statement – SHH Architecture  
Planning Statement - Savills  
Heritage Statement – Dr Mervyn Miller  
Ecology Statement – Catherine Bickmore Associates Ltd  
Historic Landscape Statement – Catherine Bickmore Associates Ltd  
Sustainability and Energy Statement – Slender Winter Partnership  
Basement Impact Assessment – Geotechnical and Environmental Associates  
Flood Risk Assessment – Price and Myers  
Landscape and Visual Impact Assessment – JFA Environmental Planning  
Transport Statement – Motion  
Construction Management Plan – Walter Lily  
Acoustic Report – Hann Tucker

## 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	0	5	5

## 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

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

Connection into existing foul and surface water systems following survey

## 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:

Derelict building and grounds currently vacant and last used for health services.

Is the site currently vacant?

- Yes       No

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

Health Service Use

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

01/01/2003

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

# 18. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	2	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	3
Total existing residential units	<input type="text"/>

### 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)
C2 - Residential institutions	2,393.3	2,393.3	3,021.8	628.5
<b>Total</b>	<b>2,393.3</b>	<b>2,393.3</b>	<b>3,021.8</b>	<b>628.5</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

### 20. Employment

No Employment details were submitted for this application

### 21. Hours of Opening

No Hours of Opening details were submitted for this application

### 22. Site Area

What is the site area?  hectares

### 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:

Is the proposal for a waste management development?  Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

**A. Toxic substances** Amount held on site  
  Tonne(s)

**B. Highly reactive/explosive substances** Amount held on site  
  Tonne(s)

**C. Flammable substances (unless specifically named in parts A and B)** Amount held on site  
  Tonne(s)

## 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

## 26. Certificates (Certificate B)

### Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.

Owner/Agricultural Tenant	Date notice served
Name: Athlone House Limited C/O Withers LLP	28/06/2016
Number: <input type="text"/> Suffix: <input type="text"/> House name: 16 Old Bailey	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: London	
Postcode: EC4M7EG	
Name: See Attached List RE Caenwood Court	
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: <input type="text"/>	
Postcode: <input type="text"/>	
Title: Mr First name: Graham Surname: Harris	
Person role: APPLICANT Declaration date: 28/06/2016 <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.



Date

27/06/2016