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

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" value="Ms"/>	First Name:	<input type="text" value="Matilda"/>	Surname:	<input type="text" value="Quiney"/>
Company name:	<input type="text" value="Trades Union Congress"/>				
Street address:	<input type="text" value="Congress House"/>				
	<input type="text" value="23-28 Great Russell Street"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="WC1B 3LN"/>	<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="Mr"/>	First Name:	<input type="text" value="Hugh"/>	Surname:	<input type="text" value="Broughton"/>
Company name:	<input type="text" value="Hugh Broughton Architects"/>				
Street address:	<input type="text" value="41a Beavor Lane"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02087359959"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="W6 9BL"/>	<input type="text" value="info@hbarchitects.co.uk"/>			

**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):

Refurnishment of the South side offices on the ground, second, third, fourth, fifth and sixth floors of Congress House into category A lettable office space.  
Reinstatement of the Bainbridge Street entrance.  
Creation of changing rooms, showers and bicycle facilities at basement level.  
Creation of a lift lobby and lift stop at basement level

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)

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:

#### 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)

The reinstatement of the existing building entrance on Bainbridge Street to create a dedicated entrance for building tenants. Refer to Access Statement section within Design and Access Statement incorporating Heritage Impact 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:

The existing bin store area will be increased onto a new lightweight platform covering a section of the adjacent kitchen plant well, hidden from passers-by, to accommodate the existing bin overflow that is now required to serve the whole building.

## 7. Waste Storage and Collection

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

Yes  No

## 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. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes  No

Which of the following does the proposal involve?

a) Total demolition of the listed building

Yes  No

b) Demolition of a building within the curtilage of the listed building

Yes  No

c) Demolition of a part of the listed building

Yes  No

What is the total volume of the listed building?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed? Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

1. The existing single glazed set back facade will be stripped out and replaced with a new double glazed steel framed façade, designed to replicate the original design and set back behind the peripheral columns to retain the integrity of the original 1958 facade.
2. A new opening will be formed in the existing bin store east wall branching off onto a new lightweight platform covering a section of the adjacent kitchen plant well, to accommodate the existing bin overflow.

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

1. The issues with security and anti social behaviour in the covered areas on Bainbridge Street have resulted in the installation of metal security cages along the length of the raised walkway which appear uninviting and forlorn. This project presents an opportunity to resolve these issues by enclosing the covered area.
2. The existing bin area facing Dyott Street is in full view of visitors and is unsightly. This will be relocated behind the new feature glass screen, hidden from visitors and passers-by. Reconfiguration of the bin store will enhance the appearance of Dyott Street and of the reinstated entrance for Bainbridge Street.

## 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):

Refer to:  
Architectural Drawings - Proposed drawings including P1010, P1011, P1012, P1013, P1014, P1015, P1016, P1017, P1020, P1021, P1030, P1031, P1040, P1041.  
Proposed Images P1110, P1111, P1112, P1113, P1114, P1120, P1121, P1131, P1140.

## 10. Listed building alterations

Design and Access Statement incorporating Heritage Impact Assessment

## 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	42	18	-24
Cycle spaces	0	70	70
Motorcycles	0	11	11

## 14. Materials

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

### Boundary Treatments - description:

Description of *existing* materials and finishes:

1. South Side existing Bainbridge Street carpark ventilation recess - Galvanised steel cage

Description of *proposed* materials and finishes:

1. South Side existing Bainbridge Street carpark ventilation recess - Aluminium tubular louvre powder coated grey to match new proposed bi-folding bin store, carpark exit and Southwest gates

### Ceiling - description:

Description of *existing* materials and finishes:

1. Existing South side offices - Suspended white removable tiled system  
2. Existing South side corridor - Suspended plasterboard MF ceilings, skimmed and decorated white.  
3. Existing Bainbridge Street reception / office ceiling - Suspended white removable tiled system throughout offices and suspended plasterboard MF ceilings, skimmed and decorated white in corridors

Description of *proposed* materials and finishes:

1. Proposed South side offices - Suspended plasterboard MF ceilings, skimmed and decorated white  
2. Proposed South side corridor - Suspended metal removable ceiling set within plasterboard edges with integrated recessed M&E  
3. Proposed Bainbridge Street reception / office ceiling Suspended acoustic ceiling set within plasterboard edges with integrated recessed M&E, skimmed and decorated white

### External Doors - description:

Description of *existing* materials and finishes:

1. Existing bin area and carpark exit - Steel foil powder coated roller shutter decorated black  
2. South Side existing Southwest fire exit onto Bainbridge Street - Galvanised Steel door / cage, not decorated

Description of *proposed* materials and finishes:

1. Proposed bin area and carpark exit - Aluminium tubular bi-folding powder coated gates decorated grey. New opening to extended bin area, for security, to be fitted with a steel foil powder coated roller shutter decorated grey  
2. South Side Proposed Southwest fire exit onto Bainbridge Street - Aluminium tubular gates / fence powder coated gates decorated grey

### Floors - description:

Description of *existing* materials and finishes:

1. Existing reception of Bainbridge Street: Polished Sicilian pearl marble  
2. Existing external undercroft threshold: Concrete

## 14. Materials

- pavers
- Existing step to Bainbridge blocked / caged entrance: Yorkstone
  - South Side Ground floor offices - Parquet and dark tiled carpet
  - South Side office - Dark tile carpet
  - South Side lift lobby office - Dark tile carpet

Description of *proposed* materials and finishes:

- Proposed reception and extended landing of Bainbridge Street: Polished Sicilian pearl marble
- Proposed external undercroft threshold: Yorkstone to match great Russel street Congress Hall entrance  
Proposed Yorkstone step to new Bainbridge entrance - Grey yorkstone to match main TUC reception
- South Side Ground floor offices - Refurbished parquet to match original including new extended office area to Bainbridge Street
- Proposed South Side office - New exposed screed - Finish to new tenant choice
- Proposed South Side lift lobby office - Refurbished original parquet

### Internal Doors - description:

Description of *existing* materials and finishes:

Existing doors to lift lobby, stairwell and circulation areas and offices: Veneer throughout with additional double doors added in later refurbishments to crete smoke lobbies

Description of *proposed* materials and finishes:

Proposed doors to lift lobby, stairwell and circulation areas and offices: Existing will remain throughout and refurbished when needed. Where additional doors are proposed, these will be of flush solid core timber, with hardwood lipped long edges and decorated white, Frames to be designed with a 10mm rebate on all sides. Doors to be flush with walls. Vision panels to match others instated during refurb.

### Internal Walls - description:

Description of *existing* materials and finishes:

- Existing South Side internal offices walls - Full height stud work partitions, lined in plasterboard, skimmed and decorated white
- Existing South Side discontinued Bainbridge reception - Full height stud work partitions, lined in plasterboard, skimmed and decorated white

Description of *proposed* materials and finishes:

- Proposed South Side internal offices walls - Full height stud work partitions, lined in plasterboard, insulated, skimmed and decorated white
- Proposed South Side reinstated Bainbridge reception - Full height stud work partitions, lined in plasterboard with european oak slats to match original lift lobby as backdrop to new reception area

### Lighting - description:

Description of *existing* materials and finishes:

- Existing lighting to underside of threshold area to the corner of Dyott Street - Existing halogen lighting in existing original recess
- Existing lighting to underside of Southwest fire exit corner of Bainbridge Street - Existing halogen lighting in existing original recess

Description of *proposed* materials and finishes:

- Proposed lighting to underside of threshold area to the corner of Dyott Street - New LED lighting proposed to fit into existing recessed including discontinued one in latter refurb. Luminaire casing to match existing 1958 build as per the reference pictures available. Additional recess uplighter are provided to deter anti-social behaviour and light the feature proposed wall
- Proposed lighting to underside of Southwest fire exit corner of Bainbridge Street. New LED lighting proposed to fit into existing recessed including discontinued one in latter refurb. Luminaire casing to match existing 1958 build as per the reference pictures available.

### Windows - description:

Description of *existing* materials and finishes:

- South Side existing offices, reception and Bainbridge entrance - Hot dipped galvanised steel single glazed system decorated white

Description of *proposed* materials and finishes:

- South Side prposed offices, reception and Bainbridge entrance - Hot dipped galvanised steel double glazed system decorated white to match stripped existing system in design

### OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

- Existing Southwest corner window to South Side offices - Hot dipped galvanised steel single glazed system decorated white
- Existing windows to South Side offices - Hot dipped galvanised steel single glazed system decorated white

Description of *proposed* materials and finishes:

- Proposed Southwest corner window to office new mini plant room to South Side offices - Stripped out and replace existing corner window with an acoustic louvre, powder coated grey, to feed fresh air to the new air handling units
- Proposed windows to South Side offices - Existing hot dipped galvanised steel single glazed windows made good and redecorated white internally. Clear glazed secondary glazing system within white metal frame introduce to control environmental stability of new office space. New system base fixed onto new accessible lacquered joinery window casings

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:

## 15. 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):

Refer to Services Statement within the Design and Access Statement incorporating Heritage Impact Assessment including proposed plans; P1010, P1011, P1012, P1013, P1014, P1015, P1016.

## 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?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  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:

Headquarters to the Trades Union Congress & tenanted office spaces

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

## 18. Existing Use

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
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					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

## 21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

## 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)
B1 (a) - Office (other than A2)	0	0	24	24
Other	0	0	11	11
<b>Total</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>35</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

## 23. Employment

No Employment details were submitted for this application

## 24. Hours of Opening

No Hours of Opening details were submitted for this application

## 25. Site Area

What is the site area?

2,432.00

sq.metres



## 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:

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.

## 27. 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)

## 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 A)

### Certificate of Ownership - Certificate A Certificate 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 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

## 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