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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:	Mr	First Name:	Maurice	Surname:	Leonard
Company name:	GFZ Developments Ltd				
Street address:	4				
	Lower Addison Gardens			Telephone number:	
				Mobile number:	
Town/City:	London			Fax number:	
Country:				Email address:	
Postcode:	w14 8BQ				
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:		First Name:	Tim	Surname:	Blackwell
Company name:	MWA				
Street address:	66-68 Margaret Street				
				Telephone number:	00442075809336
				Mobile number:	
Town/City:	London			Fax number:	
Country:				Email address:	
Postcode:	w1w8sr			tim@mw-a.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):

the proposed development relates to the enlargement of the existing B1 Offices along with the following;

- Excavation and erection of single storey rear extension at lower ground floor level with terrace above.
- Rear infill extension at ground floor level to align with 2 Tavistock Place
- Rear extensions at third, fourth and fifth floor level
- Rear roof terraces at third and fourth floor level
- Enlargement of all windows on rear elevation
- Extension of existing mansard roof
- Relocation of plant from basement to roof level

### 3. Description of Proposed Works

- Internal alterations on all levels

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: 4 Suffix:

House name:

Street address: Tavistock Place

Town/City: LONDON

Postcode: WC1H 9RA

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

Easting: 530021

Northing: 182317

### 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: Mr

First name: Patrick

Surname: Marfleet

Reference: 2016/4339/PRE

Date (DD/MM/YYYY): 08/09/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Refer to Pre Application Advice section of the Design & Access Statement

### 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

If Yes, please provide details:

Please refer to Waste strategy section of the Design & Access Statement

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

☒ Yes ☐ No

If Yes, please provide details:

Please refer to Waste strategy section of the Design & Access Statement

## 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:

Rear elevation only

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

To allow for extension and alteration. Rear façade and internal walls of no historical interest

## 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):

Please refer to the application drawings listed below;  
D\_09 Demolition Street Elevation (North)  
D\_10 Demolition Front Elevation (North)  
D\_11 Demolition Rear Boundary Elevation (South)

## 10. Listed building alterations

D\_12 Demolition Rear Elevation (South)  
D\_13 Demolition Section AA  
D\_14 Demolition Section BB  
D\_18 Demolition West Elevation  
D\_19 Demolition East Elevation  
P\_01 Demolition & Proposed Ground Floor Plan  
P\_02 Demolition & Proposed Lower Ground Floor Plan  
P\_03 Demolition & Proposed First Floor Plan  
P\_04 Demolition & Proposed Second Floor Plan  
P\_05 Demolition & Proposed Third Floor Plan  
P\_06 Demolition & Proposed Fourth Floor Plan  
P\_07 Demolition & Proposed Fifth Floor Plan  
P\_08 Demolition & Proposed Roof Plan  
P\_09 Proposed Street Elevation (North)  
P\_10 Proposed Front Elevation (North)  
P\_11 Proposed Rear Boundary Elevation (South)  
P\_12 Proposed Rear Elevation (South)  
P\_13 Proposed Section AA  
P\_14 Proposed Section BB  
P\_15 Demolition & Proposed Section CC  
P\_16 Demolition & Proposed Section DD  
P\_18 Proposed West Elevation  
P\_19 Proposed East Elevation

## 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

No Vehicle Parking details were submitted for this application

## 14. Materials

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

### External Walls - description:

Description of *existing* materials and finishes:

Existing london stock brickwork

Description of *proposed* materials and finishes:

Proposed reclaimed london stock brickwork with weather struck pointing. Proposed zinc / aluminium panelling.

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:

P\_09 Proposed Street Elevation (North)  
P\_10 Proposed Front Elevation (North)  
P\_11 Proposed Rear Boundary Elevation (South)  
P\_12 Proposed Rear Elevation (South)  
P\_13 Proposed Section AA  
P\_14 Proposed Section BB  
P\_15 Demolition & Proposed Section CC  
P\_16 Demolition & Proposed Section DD  
P\_18 Proposed West Elevation

## 14. Materials

P\_19 Proposed East Elevation  
P\_20 Proposed Materials Elevation

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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):

P\_02 Demolition & Proposed Lower Ground Floor

## 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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

B1 Office Use

Is the site currently vacant? ☒ Yes ☐ No

18. Existing Use

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

B1 Office Use

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

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

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

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					

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

21. Residential Units

Proposed Social Housing Total

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

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)	676	0	772	772
Total	676	0	772	772

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
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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?

204.00

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:

N/A

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:

Mr

First name:

Tim

Surname:

Blackwell

Person role:

AGENT

Declaration date:

20/09/2016

☒

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

20/09/2016