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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"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="-"/>
Company name:	<input type="text" value="Camden Methodist Church"/>				
Street address:	<input type="text" value="89, Plender Street"/>				
	<input type="text"/>	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="NW1 0JN"/>		<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="Miss"/>	First Name:	<input type="text" value="Charlotte"/>	Surname:	<input type="text" value="Everard"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Henrietta House"/>				
	<input type="text" value="Henrietta Place"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02071822544"/>		
	<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="W1G0NB"/>		<input type="text" value="charlotte.everard@cbre.com"/>		

3. Description of the Proposal

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

Internal and external alterations to the existing place of worship (Class D1), including conversion of lower ground student accommodation (Class C2) to provide replacement worship space (Class D1) and flexible worship, community and ancillary hotel space at lower ground, a shared entrance at upper ground and 39 hotel bedrooms (Class C1) on upper floors, including a one storey (equivalent) extension, associated alterations to the main and side entrances and fenestration.

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:

Since refusal of the initial application (ref. 2015/7007/P) on 2 June 2016, there has been ongoing pre-application advice from Antonia Powell, Fergus Freaney and Neil McDonald. The design issues relating the to initial application have now been resolved. Confirmation was received from the Council on 20 October 2016 that the revised roof structure is now considered acceptable.

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)

03 0600 Proposed Plender Street Elevation
03 0601 Proposed King's Terrace Elevation
Please also see Design and Access Statement

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:

7. Waste Storage and Collection

Please see Design & Access Statement and draft Operational Management Statement.

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

Yes No

If Yes, please provide details:

Please see Design & Access Statement and draft Operational Management 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. Explanation for Proposed Demolition Work

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

The rear wall is unsound. It is being held up by steel frame shoring in leased car parking spaces. Rebuild is required. A new roof will be built as part of the extension works. The Plender Street entrance is being redesigned to create level access.

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:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

Doors - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

Lighting - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

Roof - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

Vehicle Access - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

Walls - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

10. Materials

Please see Design and Access Statement.

Windows - description:

Description of *existing* materials and finishes:

Please see Design and Access Statement.

Description of *proposed* materials and finishes:

Please see Design and Access Statement.

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:

Please see Design and Access Statement prepared by Manolo & White.

01 0100 Site Location Plan
 01 0101 Existing Block Plan
 01 0219 Existing Lower Ground Floor Plan
 01 0220 Existing Upper Ground Floor Plan
 01 0221 Existing First Floor Plan
 01 0500 Existing Section AA'
 01 0501 Existing Section BB'
 01 0600 Existing Plender Street Elevation
 01 0601 Existing King's Terrace Elevation
 01 0602 Existing Rear Elevation
 01 0603 Existing Courtyard Elevation
 03 0219 Proposed Lower Ground Floor Plan
 03 0220 Proposed Upper Ground floor Plan -1
 03 0221 Proposed Upper Ground Floor
 03 0222 Proposed First Floor Plan
 03 0223 Proposed Second Floor Plan
 03 0224 Proposed Third Floor Plan
 03 0225 Proposed Plant Room Plan
 03 0510 Proposed Section AA'
 03 0511 Proposed Section BB'
 03 0512 Proposed Section CC'
 03 0513 Proposed Section EE'
 03 0514 Proposed Section DD'
 03 0600 Proposed Plender Street Elevation
 03 0601 Proposed King's Terrace Elevation
 03 0602 Proposed Rear Elevation
 03 0603 Proposed Courtyard Elevation
 03 0800 Proposed Demolition
 03 0801 Proposed Demolition: King's Terrace
 03 0802 Proposed Demolition: Rear Elevation
 03 0803 Proposed Demolition: Courtyard Elevation

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	0	0
Cycle spaces	0	6	6
Disability spaces	0	0	0
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
 Septic tank Cess pit Other

12. Foul Sewage

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:

The building is currently used as a place of worship (D1). The lower ground was previously used as student accommodation (C2) - now disused due to health and safety.

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

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					
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

18. Residential Units

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

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
A2 - Financial and professional services	0	0	0	0
A3 - Restaurants and cafes	0	0	0	0
A4 - Drinking establishments	0	0	0	0
A5 - Hot food takeaways	0	0	0	0
B1 (a) - Office (other than A2)	0	0	0	0
B1 (b) - Research and development	0	0	0	0
B1 (c) - Light industrial	0	0	0	0
B2 - General industrial	0	0	0	0
B8 - Storage or distribution	0	0	0	0
C1 - Hotels	0	0	942	942
C2 - Residential institutions	278	278	0	-278
D1 - Non-residential institutions	473	359	64	-295
D2 - Assembly and leisure	0	0	0	0
Other	0	0	262	262
Total	751	637	1,268	631

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		39	39

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			
Proposed employees		25	25

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

0.04

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:

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.

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 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:

Miss

First name:

Charlotte

Surname:

Everard

Person role:

AGENT

Declaration date:

25/11/2016



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

25/11/2016