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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	Applicant Name, Address and Contact Details								
Title: Mr	First Name:	Stephen		Surname:	Gould				
Company name	Bedford Estates								
Street address:	29a, Montague Str	eet							
			Telephone numb	ber:					
			Mobile number:						
Town/City:	LONDON		Fax number:						
Country:			Email address:						
Postcode:	WC1B 5BL								
Are you an ager	nt acting on behalf of t	he applicant?	🖲 Yes 🔵 M	No					

2. Agent Name	. Agent Name, Address and Contact Details								
Title: Ms	First Name: Helen	Surname: Roach							
Company name:	DLG Architects								
Street address:	DLG Architects								
	Studio 12.G.1 The Leathermarket	Telephone number: 02074263630							
	11-13 Weston Street	Mobile number:							
Town/City:	London	Fax number:							
Country:	United Kingdom	Email address:							
Postcode:	SE1 3ER	h.roach@dlgarchitects.com							

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): Alterations to improve the general working conditions, facilities and space within the building for the staff of the Bedford Estate London Office at 29a Montague Street. Has the development or work(s) already started?

Full postal addre	ess of the site (ir	ncluding full postco	ode where avail:	able) Description:
House:	29	Suffix:	A	
House name:		a		
Street address:	Montague Stre	eet		
Town/City:	LONDON			
Postcode:	WC1B 5BL			
Description of lo (must be comple	eted if postcode			
Easting:	530214			
Northing:	181725			
<u> </u>				
5. Pre-applica	ition Advice	!		
Has assistance of	or prior advice b	been sought from the	he local authorit	ty about this application?
If Yes, please cc	mplete the follo	owing information a	about the advice	you were given (this will help the authority to deal with this application more efficiently):
Officer name:				

Title:	Ms	First name:	Rachael	Surname:	Perry				
Refere	ence:	2016/3377/PRE							
Date (DD/MM/YYYY):	18/08/2016	(Must be pre-application submission)						
Details	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?	\bigcirc	Yes	۲	No
Is a new or altered pedestrian access proposed to or from the public highway?	\bigcirc	Yes	۲	No
Are there any new public roads to be provided within the site?	\bigcirc	Yes	۲	No
Are there any new public rights of way to be provided within or adjacent to the site?	\bigcirc	Yes	۲	No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	\bigcirc	Yes	۲	No

Yes	۲	No
Yes	۲	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 sta	atements apply	to you?	Yes	No		
9. Demolition							
3. Demonition							
Does the proposal include total or partial demolition of a liste	d 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 bu	uilding	🔾 Yes 💿	No				
c) Demolition of a part of the listed building		🖲 Yes 🔘	No				
What is the total volume of the listed building? 1,092.73	m3	What is the vo	plume of the part to	be demolished?	40.98	m3	
What was the date (approximately) of the erection of the par	t to be removed?	Month: 01	Year: 2007] (Date must be pro submission)	e-application		
Please describe the building or part of the building you are p On the ground floor - The proposal is to demolish two of the storage room created. The 'pod-like' ablution facilities and I however two toilets will be provided instead of one with a s and replaced in stone.	glazed walls, one o	of which will be to be demolish	hed and remodelle	ud wall to divide th d relatively in the s	ame space allocated	I,	
On the first floor - The proposal is to create an enlarged oper rooms and the demolition of a non-original wall.	ning between the f	ront and rear ro	coms. A new door	way is created to c	connect existing front		
Why is it necessary to demolish or extend (as applicable) all						_	
In recent years The Estate has taken on additional staff to c congested. The proposed works seek to remedy this conge efficiency and permeability of the first floor office space ena viability of the buildings use as The Estate Office for the be	estion by rationalisin abling it to function b	ng the ground f better for their i	loor space to provi increased staff nun	de better facilities a nbers. These prop	and improve the osals will sustain the		
On the ground floor - The removal of the glass screen oppo display. The proposal replaces the existing large single WC growing staff numbers. The existing timber steps and deck	and kitchen with tw	wo smaller WC	S in order to provid	de increased faciliti		e	
On the first floor - The proposals are to aid in permeability a	nd communication	between the of	ffices in order to es	tablished a unified	work force.		
10. Listed building alterations							
_							
Do the proposed works include alterations to a listed building	J?			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 pro externally?	Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or Yes No 						
Will there be stripping out of any internal wall, ceiling or floor	finishes (e.g. plaste	er, floorboards)?	Yes	O No		
If the answer to any of these questions is Yes, please provid of the items to be removed, and the proposal for their replac drawing(s).							
State references for these plan(s)/drawing(s):							
4110_D_001 Existing Site Plan 4110_D_002 Existing Location Plan 4110_D_004 Existing Ground Floor Plan 4110_D_005 Existing First Floor Plan 4110_D_006 Existing Internal Elevations 4110_D_007 Existing Internal Elevations							

10. Listed building alterations				
4110_D_008 Existing Roof Plan 4110_D_009 Existing External Steps				
4110_D_100 Proposed Demolition Ground Floor Plan 4110_D_101 Proposed Demolition First Floor Plan				
4110_D_200 Proposed Ground Floor Plan 4110_D_201 Proposed First Floor Plan 4110_D_203 Proposed Roof Plan 4110_D_204 Proposed Roof Section				
4110_D_300 Proposed Internal Elevations 4110_D_301 Proposed Internal Elevations				
4110_D_400 Proposed External Steps				
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)?	On'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 th	nis building?		O Yes	No
13. Vehicle Parking				
No Vehicle Parking details were submitted for this application				
14. Materials				
Diana and the sub-contraint of substance and proposed metaricle and t	" ish as to be used in	d - Fold (domolitic		
Please provide a description of existing and proposed materials and f Internal Doors - description:	inishes to de used in	the bulla (demonito	on excluaea):	
Description of <i>existing</i> materials and finishes:				
Painted timber door to WC				
Description of <i>proposed</i> materials and finishes:				
Painted timber door to WC				
Internal Walls - description:				
Description of <i>existing</i> materials and finishes: Plasterboard partition and glazed				
Description of <i>proposed</i> materials and finishes:				
Plasterboard partition and glazed				
OTHER - description: Type of other material: External Steps				
Description of <i>existing</i> materials and finishes:				
Timber				
Description of proposed materials and finishes:				
Precast stone				
Are you supplying additional information on submitted plan(s)/drawing	g(s)/design and acces	ss statement?	Yes	O No
If Yes, please state references for the plan(s)/drawing(s)/design and a		ss statement?	Yes	O No
		ss statement?	Yes	O No

14. Materials	
4110_D_004 Existing Ground Floor Plan	
4110_D_005 Existing First Floor Plan	
4110_D_006 Existing Internal Elevations	
4110_D_007 Existing Internal Elevations	
4110_D_008 Existing Roof Plan	
4110_D_009 Existing External Steps	
4110_D_100 Proposed Demolition Plan	
4110_D_101 Proposed Demolition Plan	
4110_D_200 Proposed Ground Floor Plan	
4110_D_201 Proposed First Floor Plan	
4110_D_203 Proposed Roof Plan	
4110_D_300 Proposed Internal Elevations	
4110_D_301 Proposed Internal Elevations	
4110 _D_400 Proposed External Steps	
15. Foul Sewage	

Please state how foul sewage is to be disposed of:									
Mains sewer	\checkmark	Package treatment plant					Unknown		
Septic tank		Cess pit					Other		
Are you proposing to connect to the existing drainage system?									
If Yes, please include the	ne details of the exi	sting system on the application dra	wings	and stat	te refere	ence	es for the plan(s)/	drawing(s):	
4110_D_004 Existing Ground Floor Plan 4110_D_200 Proposed Ground Floor Plan									
The proposed toilets connect into the same drainage as per the existing.									

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	۲	No
If Yes, you will need to submit an appropriate flo	ood risk a	assessment to consider t	the risk to the p	ropos	ed site.				
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?						\bigcirc	Yes	۲	No
Will the proposal increase the flood risk elsewhere?						Q	Yes	۲	No
How will surface water be disposed of?	How will surface water be disposed of?								
Sustainable drainage system	M	lain sewer			Pond/lake				
Soakaway	E E	xisting 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

17. Biodiversity and Geological Conserva	tion	
b) Designated sites, important habitats or other biodiv	versity features	
Yes, on the development site	Yes, on land adjacent to or near the property	osed development No
c) Features of geological conservation importance		
Yes, on the development site	Yes, on land adjacent to or near the property	osed development No
18. Existing Use		
Please describe the current use of the site:		
The site is currently used as the London Headquarte	rs for the Bedford Estates.	
Is the site currently vacant?		🔾 Yes 💿 No
Does the proposal involve any of the following? If yes, you will need to submit an appropriate contami	nation 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?	Q	Yes	۲	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?	\bigcirc	Yes	۲	No

If Yes to either or both of the above, you <u>may</u> 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

Yes In No

21. Residential Units

Does your proposal include the gain or loss of residential units?

		Num	ber of be	drooms	
	1	2	3	4+	Unknown
Bedsits/Studios	1				
Cluster Flats	1				
Flats/Maisonettes	1				
Houses	1				
Live-Work Units					
Sheltered Housing	1				
Unknown					
Proposed Market Housing To	-		/	1	

 Market Housing - Existing

 Number of bedrooms

 1
 2
 3
 4+
 Unknown

 Bedsits/Studios
 1
 1
 2
 3
 4+
 Unknown

 Flats/Maisonettes
 1
 1
 1
 1
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21. Residential Units

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 T	otal]			
Intermediate Housing - P	ronosed							

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

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

		Num	ber of be	drooms	
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					1
Flats/Maisonettes			İ		
Houses					
Live-Work Units	1				
Sheltered Housing					
Jnknown					
Existing Social Housing Total]

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

Existing Intermediate Housing Total

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

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

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

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 describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. 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 77. Hazardous Substances 78. Hazardous waste involved in the proposal? 8. Highly reactive/explosive substances 79. Ves No 70. Yes No 70. Yes No 70. Tonne(s) 70. Figure and the on site 70. Tonne(s) 70. Tonne(s) 70. Figure and the site be seen from a public road, public footpath, bridleway or other public land? 70. Yes No 71. Tonne(s) 72. Site Visit 72. Certificates (Certificate A) 72. Certificate of Oregenity Plensing (Postations 1990 70. Yes No 73. Certificate under Antick 1- Town and Carry Plensing (Postations Area) Proceeding (Pogland) 70. Other person 74. Contributed of Oregenity Plensing (Postations 1990 70. Yes No 74. The applicant Certificate Al 75. Certificate Al 75	25. Site Area						
Phease describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please describe the type of machinery which may be intuitied on site. Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is any hazardous Substances Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Amount held on site Torne(s) Is fully reactive/explosive substances Amount held on site Torne(s) C Flammable substances (unless specifically named in parts A and B) Amount held on site Torne(s) C Flammable substances (unless applicant in carry out a site visit, whom should they contact? (Please select only one) The apprix C Critificate of Conterplant, bridleway or other public land? S Critificate of and an applicant in carry out a site visit, whom should they contact? (Please select only one) The apprix C Critificate of a row and Courty Planning (Development Management Procedure) (English) Control of a sequation of the site application mode of any of all of any of all of any of all of all of all o	What is the site area?	631.00	sq.metres				
Phease describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please describe the type of machinery which may be intuitied on site. Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is the proposal for a waste management development? Is any hazardous Substances Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Is any hazardous waste involved in the proposal? Amount held on site Torne(s) Is fully reactive/explosive substances Amount held on site Torne(s) C Flammable substances (unless specifically named in parts A and B) Amount held on site Torne(s) C Flammable substances (unless applicant in carry out a site visit, whom should they contact? (Please select only one) The apprix C Critificate of Conterplant, bridleway or other public land? S Critificate of and an applicant in carry out a site visit, whom should they contact? (Please select only one) The apprix C Critificate of a row and Courty Planning (Development Management Procedure) (English) Control of a sequation of the site application mode of any of all of any of all of any of all of all of all o	26 Industrial or Comm		d Maahinan/				
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 A Toxic substances Amount held on site 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 foopath, bridleway or other public land? Yes No 29. Certificates (Certificate A) Context and an appointment to carry out a site visit, whom should they contact? (Please select only one) Tonne(s) The agent The applicant Other person Certificates A Certificates A Yes First name: Helen Sumame: Roach Certificates A Yes First name: Helen Sumame: Roach Certificates in the side of the application	26. Industrial of Comme	ercial Processes ar	id Machinery				
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. 77. Hazardous Substances Is any hazardous waste involved in the proposal? 78. Yes No 79. Yes No 70. Yes No 70. Toxics substances 70. Amount held on aite 70. Toxics 70. Flagmable substances 70. Amount held on aite 70. Toxics 70. Flagmable substances 70. Amount held on aite 70. Toxics 70. Flagmable substances 70. Amount held on aite 70. Toxics 70. Flagmable substances 70. Amount held on aite 70. Toxics 70. Flagmable substances 70. Toxics				on the site and the	end products including	plant, ventilation or air c	onditioning.
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Is any hazardous waste involved in the proposal? A Coxic substances							
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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) C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s) C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s) C. Site Visit Can the site be seen from a public road, public footpath, bridleway or other public land? Tonne(s) Can the site be seen from a public road, public footpath, bridleway or other public land? Tonne(s) C. Fitaming authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) The agent The applicant Certificate of Ownership - 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 Locatify/The applicant on the day 21 days before the date of the land to which the application relates is, or is part of, an agricultural hoding "argument landing" has the meaning given by reforement of the day (algo selection relates is, or is part of, an agricultural hoding "has the meaning given by reforement of the day (algo selection relates is, or is part of, an agricultural hoding "has the meaning given by reforement of the day (algo selection relates is, or is part of, an agricultural hoding "has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding" has the meaning given by reforement of the dofficit of "gracultural hoding"	Is any hazardous waste involv	ved in the proposal?		🔾 Yes 🧃	No		
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