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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" value="Mr"/>	First Name:	<input type="text" value="Foo Kien"/>	Surname:	<input type="text" value="Chong"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="177, York Way"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="N7 9LN"/>	Email address:	<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="Artia"/>	Surname:	<input type="text" value="Golestani"/>
Company name:	<input type="text" value="Artia Golestani Architecture Ltd"/>				
Street address:	<input type="text" value="First floor 27 South Villas"/>				
	<input type="text" value="Camden Square"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="07961820297"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="UK"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 9BT"/>		<input type="text" value="info@artia.me"/>		

3. Description of the Proposal

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

Demolition of rear closet wing extension and reconstruction to align rear face with neighbouring property. Replacement of sash window to rear second floor of main building with French door and Juliette Balcony. Addition of two rooflights to valley roof of main building. Addition of two pavement grilles to front pavement on York Way over existing front light well and reinstatement of two sash windows to original openings to front elevation at basement level. Conversion of single residential unit on first and second floor of main building and first and second floor of rebuilt closet wing extension into three self-contained flats. Change of use of rear ground floor room [in rebuilt closet wing extension] from A5 ancillary space to C3 ancillary.

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:

Pre-application advice ref 2016/1766/PRE was for a more elaborate scheme covering the same proposals as are being submitted in this application but also included a subterranean extension for creation of new courtyard maisonette. Following receipt of advice report, Client decided not to proceed with subterranean extension.

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 proposed Ground floor plan 177YW/PR-01 which shows room to ground floor rear for refuse and recycling storage

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

Yes No

If Yes, please provide details:

7. Waste Storage and Collection

Please refer to proposed Ground floor plan 177YW/PR-01 which shows room to ground floor rear for refuse and recycling storage

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 existing rear closet wing extension is proposed to be demolished and rebuilt to align with the rear face of neighbouring building at no.179. Furthermore it is in poor condition and the materials are of poor quality and require updating and improved design. The levels and configuration of the existing rear closet wing do not lend themselves to the Client brief.

10. Materials

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

Doors - description:

Description of *existing* materials and finishes:

Double-glazed UPVC French door

Description of *proposed* materials and finishes:

Double glazed timber French door to traditional design

Roof - description:

Description of *existing* materials and finishes:

Closet wing extensions lower flat roof: asphalt with parapet wall and pre-cast coping
Closet wing extensions upper flat roof: asphalt roof with gutter

Description of *proposed* materials and finishes:

Closet wing extensions lower flat roof: standing seam lead with lead gutter
Closet wing extensions upper flat roof: asphalt with hardwood decking [concealed behind parapet] and parapet will with pre-cast coping to match existing

Walls - description:

Description of *existing* materials and finishes:

Render with white painted finish

Description of *proposed* materials and finishes:

Render with white painted finish to match existing

Windows - description:

Description of *existing* materials and finishes:

Double-glazed UPVC casement windows

Description of *proposed* materials and finishes:

Double glazed timber sash windows to traditional design

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Cast Iron & Plastic

Description of *proposed* materials and finishes:

Cast iron, with black paint finish

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 & Access Statement
and

10. Materials

Proposed drawings 177YW/PR-01 to 07

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

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):

Existing flat has two bathrooms. The application proposals will entail one additional bathroom being created. All three bathrooms will be connected to the existing drainage stacks to discharge to the mains sewer.

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 property comprises a retail unit used housing a hot-food take-away at ground and basement levels, and a single residential unit on the two upper floors.

The rear closet wing extension currently houses the following:

Lower gr floor: staff shower room and kitchen serving the take-away
 Ground floor: half landing: storage
 principal level: take-away kitchen
 First floor: half landing: kitchen to residential flat
 principal level: dining area serving residential unit
 Second floor: half landing: shower room serving residential unit

The main building currently houses the following:

Lower gr floor: storage, staff resting area serving take-away
 & storage area leading to under-pavement vaults
 Ground floor: take-away front of house and take-away kitchen
 First floor: residential unit: living/dining, study & bedroom
 Second floor: residential unit: three bedrooms
 Third floor: access to small storage area at top of stair which leads to flat
 roof of rear closet wing extension from which the valley roof of
 the main building can be accessed

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	3	0	0	0	0
Houses					
Live-Work Units					

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

18. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
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					

Proposed 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

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

Overall Residential Unit Totals	
Total proposed residential units	3
Total existing residential units	1

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

Existing Social 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 - 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

19. All Types of Development: Non-residential Floorspace

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)
A5 - Hot food takeaways	120.4	7.5	0	-7.5
Total	120.4	7.5	0	-7.5

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?

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 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: First name: Surname:

Person role: Declaration date: 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