

Email: planning@camden.gov.uk

Phone: 020 7974 4444 Fax: 020 7974 1680 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 Na	ame, Address and Contact Details	
Title:	First Name:	Surname: See company name
Company name:	The Bedford Estate	
Street address:	C/O Agent	
		Telephone number:
		Mobile number:
Town/City:		Fax number:
Country:		Email address:
Postcode:		
Are you an agent	acting on behalf of the applicant?	
2. Agent Name	, Address and Contact Details	
Title: Miss	First Name: Emily	Surname: Barnard
Company name:	Gerald Eve LLP	
Street address:	72 Welbeck Street	
		Telephone number: 02075187256
		Mobile number:
Town/City:	LONDON	Fax number:
Country:		Email address:
Postcode:	W1G 0AY	EBarnard@geraldeve.com
3. Description	of Proposed Works	
	etails of the proposed development or works includin h the listed building(s):	g details of proposals to alter,
	om hotel (Class C1) to residential (Class C3) use	
Has the developm	ent or work(s) already started?	s No

4. Site Addres	ss Details	
Full postal addre	ss of the site (including full postcode where available) Descript	otion:
House:	Suffix:	
House name:	23-24	
Street address:	Montague Street	
Town/City:	LONDON	
Postcode:	WC1B 5BH	
	cation or a grid reference eted if postcode is not known):	
Easting:	530185	
Northing:	181755	
<u></u>		
5. Pre-applica	tion Advice	
	or prior advice been sought from the local authority about this applica	
	mplete the following information about the advice you were given (th	his will help the authority to deal with this application more efficiently):
Officer name:	First same: Dah	Currents Tulled
Title: Mr	First name: Rob	Surname: Tulloch
Reference:		
Date (DD/MM/Y)		
See cover letter	e-application advice received:	
6. Pedestrian	and Vehicle Access, Roads and Rights of Way	
Is a new or altere	ed vehicle access proposed to or from the public highway?	
Is a new or altere	ed pedestrian access proposed to or from the public highway?	
Are there any ne	w public roads to be provided within the site?	
Are there any ne	w public rights of way to be provided within or adjacent to the site?	
Do the proposals	require any diversions/extinguishments and/or creation of rights of v	way?
7. Waste Stor	age and Collection	
Do the plans inco	orporate areas to store and aid the collection of waste?	Yes No
If Yes, please pro		₩ 165 ₩ 190
	s and Design and Access Statement	
	nts been made for the separate storage and collection of recyclable	e waste?
If Yes, please pro	ovide details: s and Design and Access Statement	
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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	any of these stateme	nts apply to you?	0	Yes No	
9. Demolition					
9. Demolition					
Does the proposal include total or partial demolition of a listed but	uilding?	Yes Q No			
Which of the following does the proposal involve?					
a) Total demolition of the listed building	0	Yes No			
b) Demolition of a building within the curtilage of the listed building	ng 🔾	Yes No			
c) Demolition of a part of the listed building	•	Yes O No			
What is the total volume of the listed building? 2,698.11	m ³ What	is the volume of the p	part to be demolish	ed? 277.19	m3
What was the date (approximately) of the erection of the part to be	pe removed? Mon	th: 01 Year: 193	(Date must submission	be pre-application	
Please describe the building or part of the building you are propo	osing to demolish:				
Please see plans and DAS					
Why is it necessary to demolish or extend (as applicable) all or p To restore the building's fabric and its original room proportions	art of the building(s)	and or structure(s)?			
10. Listed building alterations Do the proposed works include alterations to a listed building? If Yes, will there be works to the interior of the building?			•	Yes Q No	
Will there be works to the exterior of the building?			•	Yes O No	
Will there be works to any structure or object fixed to the property externally?	y (or buildings within	its curtilage) internally	or	Yes No	
Will there be stripping out of any internal wall, ceiling or floor finis	shes (e.g. plaster, flo	orboards)?	•	Yes 🔘 No	
If the answer to any of these questions is Yes, please provide plate of the items to be removed, and the proposal for their replaceme drawing(s).					
State references for these plan(s)/drawing(s):					
Please see plans and Design and Access Statement					
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)?	ne Don't knov	v	□ Grade II*	Grade II	
Is it an ecclesiastical building?	Don't know	v Q Yes	No		
12. Immunity from Listing					
Has a Certificate of Immunity from listing been sought in respect	of this building?		0	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 exclude	led):			
Windows - description:				
Description of existing materials and finishes: Please see plans and DAS				
Description of <i>proposed</i> materials and finishes:				
Please see plans and DAS				
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?	•	Yes	0	No
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:				
Please see Plans and DAS				
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?				
If Yes, please include the details of the existing system on the application drawings and state references for the plan(s	s)/drawin	g(s):		
See plans				
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.)	0	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)?	0	Yes	<u>@</u>	No
Will the proposal increase the flood risk elsewhere?	0	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 re important biodiversity or geological conservation features may be present or nearby and whether they are likely to be				
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or corapplication site, OR on land adjacent to or near the application site:	nserved a	ind ent	nance	ed within the
a) Protected and priority species				
Yes, on the development siteYes, on land adjacent to or near the proposed development.	pment		•	No
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Possignated sites, important habitats or other blodiversity features Yes, on the development site Yes, on land adjacent to or near the proposed development No Restures of geological conservation importance Yes, on land adjacent to or near the proposed development No Restures of geological conservation importance Yes, on land adjacent to or near the proposed development No Restures the current use of the site: Heater (Class of The Yes No No Restures the proposal involve any of the following? Yes No			,ioui o	onserva	ation									
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Bedsitu/Studios	Bedsits/Studios Cluster Flats Flats/Malisonettes Houses Live-Work Units Sheltered Housing - Proposed Number of bedrooms			Nun	nber of b	edrooms	
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Flats:Maisonettes	Flats/Maisonettes	Bedsits/Studios			<u> </u>	1	1
Houses	Houses	Cluster Flats	\neg				
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Unknown	Unknown Proposed Social Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Bedsits/Studios Cluster Flats Houses Live-Work Units Sheltered Housing Unknown Proposed Intermediate Housing Total Key Worker Housing - Proposed Number of bedrooms 1 2 3 4+ 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 Diverall Residential Unit Totals Fotal proposed residential units 6 Fotal existing residential units Cuse Class/type of use Existing gross internal floorspace (square metres	Live-Work Units					
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Cluster Flats	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 existing residential units Cluster Flats Flats/Houses Live-Work Units Sheltered Housing Unknown Proposed Key Worker Housing Total Overall Residential Unit Totals Total existing residential units Cluster Flats Flats/Houses Live-Work Units Sheltered Housing Unknown Proposed Key Worker Housing Total Existing residential Units Cluster Flats Flats/Maisonettes Flats/Maiso		1	2	3	4+	Unkr
Flats/Maisonettes	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 Diverall Residential Unit Totals Total proposed residential units Call Types of Development: Non-residential Floorspace Oes your proposal involve the loss, gain or change of use of non-residential floorspace (square metres)	Bedsits/Studios					
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Proposed Intermediate Housing Total Key Worker Housing - Proposed	Proposed Intermediate Housing Total Number of bedrooms	Sheltered Housing					
Number of bedrooms Number	Number of bedrooms	Unknown		1	<u> </u>		1
Bedsits/Studios Cluster Flats Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown Proposed Key Worker Housing Total Existing Key Worker Housing Total Existing Key Worker Housing Total Existing Key Worker Housing Total	Bedsits/Studios Cluster Flats Flats/Maisonettes Houses Live-Work Units Sheltered Housing Unknown Proposed Key Worker Housing Total Overall Residential Unit Totals Fotal proposed residential units Cotal existing residential units Cotal existing residential units Use Class/type of use Existing gross internal floorspace (square metres)	Key Worker Housing - Ex	kisting	Nun	nber of b	edrooms	
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Sheltered Housing Unknown Unknown Existing Key Worker Housing Total Overall Residential Unit Totals Total proposed residential units 6	Sheltered Housing Unknown Proposed Key Worker Housing Total Overall Residential Unit Totals Total proposed residential units Total existing residential units Overall Residential Unit Totals Total existing residential units Overall Residential Unit Totals Total proposed residential units Overall Residential Unit Totals Total proposed residential units Overall Residential Unit Totals Total proposed residential Unit Totals Total proposed residential Units Overall Residential Units O	Houses					
Unknown Proposed Key Worker Housing Total Existing Key Worker Housing Total Overall Residential Unit Totals Total proposed residential units 6	Unknown Proposed Key Worker Housing Total Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units 6 Total existing residential units Overall Residential Unit Totals Total proposed residential units Overall Residential Unit Totals	Live-Work Units				+	+
Unknown Proposed Key Worker Housing Total Existing Key Worker Housing Total Overall Residential Unit Totals Total proposed residential units 6	Unknown Proposed Key Worker Housing Total Diverall Residential Unit Totals Total proposed residential units 6 Total existing residential units 2. All Types of Development: Non-residential Floorspace oes your proposal involve the loss, gain or change of use of non-residential floorspace Existing gross internal floorspace (square metres)					+	+
Proposed Key Worker Housing Total Existing Key Worker Housing Total Diverall Residential Unit Totals Total proposed residential units 6	Proposed Key Worker Housing Total Diverall Residential Unit Totals Total proposed residential units Total existing residential units 2. All Types of Development: Non-residential Floorspace Description of the loss, gain or change of use of non-residential floorspace Existing gross internal floorspace (square metres)					+	+
	C. All Types of Development: Non-residential Floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace Use Class/type of use Existing gross internal floorspace (square metres	Existing Key Worker Housi	ing Total				
otal existing residential units	2. All Types of Development: Non-residential Floorspace loes your proposal involve the loss, gain or change of use of non-residential floorspace Use Class/type of use Existing gross internal floorspace (square metres)						
	oes your proposal involve the loss, gain or change of use of non-residential floc Existing gross internal floorspace (square metres)						
	Does your proposal involve the loss, gain or change of use of non-residential floor Existing gross internal floorspace (square metres)						
2. All Times of Development. Non-residential Flagrance	Use Class/type of use Existing gross internal floorspace (square metres)						
2. All Types of Development: Non-residential Floorspace	Use Class/type of use Existing gross internal floorspace (square metres)						
2. All Types of Development: Non-residential Floorspace	Use Class/type of use internal floorspace (square metres	floorspace?			Yes	s Q 1	No
	24 Hotele 700	lost by change of use or demolition	intern propos char	al floors sed (incl nges of t	pace luding use)	gro floors de	oss inte pace fo velopr
Loes your proposal involve the loss, gain or change of use of non-residential floorspace? Existing gross internal floorspace to be lost by change of use or demolition Use Class/type of use Existing gross internal floorspace to be lost by change of use or demolition Floorspace floorspace floorspace floorspace floorspace of use or demolition Yes No Net addit gross new internal floorspace proposed (including changes of use)	ZI - HOUEIS I 796	796	, squ	0	.00)	(340	-796
Does your proposal involve the loss, gain or change of use of non-residential floorspace? Existing gross internal floorspace to be internal floorspace proposed (including changes of use) Use Class/type of use Existing gross internal floorspace to be lost by change of use or demolition (square metres) Existing gross internal floorspace to be lost by change of use or demolition (square metres) (square metres) Net addition floorspace proposed (including changes of use) (square metres)	Fotal 796	. 55		0			-796

21. Residential Units

Use Class/types of use		ng rooms to be lost by	Total rooms proposed	Net additiona	al rooms
	chang	e of use or demolition	(including changes of use	*)	ai ioonis
C1 - Hotels		34		-34	
23. Employment					
No Employment details were submitted for thi	s application				
24. Hours of Opening					
No Hours of Opening details were submitted f	for this application				
25. Site Area					
What is the site area? 312.00	ag motros				
What is the site area? 312.00	sq.metres				
26. Industrial or Commercial Proces	sses and Machinery				
20. madatral of Commercial Froces	sses and macrimery				
Please describe the activities and processes Please include the type of machinery which n	which would be carried ou nay be installed on site:	t on the site and the e	nd products including plant,	ventilation or air con	ditioning.
Not applicable	•				
Is the proposal for a waste management deve	elopment?	Yes	No		
If this is a landfill application you will need to	provide further information			waste planning autho	ority should
	provide further information			waste planning autho	ority should
If this is a landfill application you will need to make clear what information it requires on its	provide further information			waste planning autho	ority should
If this is a landfill application you will need to make clear what information it requires on its	provide further information			waste planning autho	ority should
If this is a landfill application you will need to make clear what information it requires on its	provide further information website.	before your application		waste planning autho	ority should
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proportion.	provide further information website.	before your application	n can be determined. Your		ority should
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances	provide further information website.	before your application	n can be determined. Your	waste planning author	ority should
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proportion. A. Toxic substances	provide further information website.	before your application	n can be determined. Your		
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proportion.	provide further information website.	before your application	No Amo		Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proportion. A. Toxic substances	provide further information website.	before your application	No Amo	unt held on site	
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proportion. A. Toxic substances	provide further information website.	before your application O Yes ●	No Amo	unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the propose. A. Toxic substances B. Highly reactive/explosive substances	provide further information website.	before your application O Yes ●	No Amo	unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proposed. A. Toxic substances B. Highly reactive/explosive substances	provide further information website.	before your application O Yes ●	No Amo	unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proposed. A. Toxic substances B. Highly reactive/explosive substances	provide further information website.	before your application O Yes ●	No Amo	unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the propose. A. Toxic substances B. Highly reactive/explosive substances C. Flammable substances (unless specific	provide further information website. psal? cally named in parts A ar	e Yes ●	No Amo	unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the propose. A. Toxic substances B. Highly reactive/explosive substances C. Flammable substances (unless specific speci	provide further information website. psal? cally named in parts A and the company of the compa	Yes The republic land?	No Amo	unt held on site unt held on site unt held on site	Tonne(s
If this is a landfill application you will need to make clear what information it requires on its 27. Hazardous Substances Is any hazardous waste involved in the proposed. A. Toxic substances B. Highly reactive/explosive substances C. Flammable substances (unless specification).	provide further information website. psal? cally named in parts A and the company of the compa	Yes The republic land?	No Amo	unt held on site unt held on site unt held on site	Tonne(s

29. Certificates (Certificate B) Certificate of Ownership - Certificate B Certificates under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

application, wa	applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 cas the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural viven in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application re	tenant ("agricultural tenant" has
Owner/Agrid	cultural Tenant	Date notice served
Name:	Salero Limited	
Number:	Suffix: House name:	
Street:	23-24 Montague Street	22/12/2016
Locality:		22/12/2016
Town:	London	
Postcode:	WC1 5BH	
Title: Mr	First name: Gerald Surname: Eve LLP	
Person role:	AGENT Declaration date: 22/12/2016	✓ Declaration made
30. Declar	ation	
drawings and	apply for planning permission/consent as described in this form and the accompanying plans/d additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are urate and any opinions given are the genuine opinions of the person(s) giving them.	22/12/2016