

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. 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="Mrs"/>	First Name:	<input type="text" value="Monica"/>	Surname:	<input type="text" value="Riveros"/>
Company name:	<input type="text" value="Age UK Camden"/>				
Street address:	<input type="text" value="Tavis House"/>				
	<input type="text" value="1-6 Tavistock Square"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>	Telephone number:	<input type="text"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="WC1H 9NA"/>	Fax number:	<input type="text"/>		
		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="Charles"/>	Surname:	<input type="text" value="Phu"/>
Company name:	<input type="text" value="Office for Architectural Culture"/>				
Street address:	<input type="text" value="Southbank House"/>				
	<input type="text" value="Black Prince Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Telephone number:	<input type="text" value="07942606791"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text" value="02037355086"/>		
Postcode:	<input type="text" value="SE1 7SJ"/>	Fax number:	<input type="text"/>		
		Email address:	<input type="text" value="c.phu@officeforarchitecturalculture.com"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of a single-storey rear extension at lower ground floor level and hard and soft landscaping works including the provision of ramped garden access at Great Croft, Cromer Street, London WC1H 8LF, to offer the elderly people, Dementia and the community in the neighbourhood with better, accessible facilities and environment and to encourage interactions between these people and the day centre, as follows:

- A proposed rear extension is a rear part-glazed extension that would measure 3m deep x 8.1m wide x 3.12m high (with eaves height 3.27m). The flat roof plate of the extension would extend an additional 7m along the width of the building, tapering towards the building to create a canopy. The extension would be enclosed with full length glazing on the south and west elevations but would have a solid east elevation and roof. Part of the roof profile would be a green roof. the extension will work s a social/interactive lounge for elderly people and Dementia and the community in the neighbourhood.
- A proposed garden ramp is to enable access between the day centre at lower ground floor level and the gate at street/ ground floor level to offer the elderly people and Dementia and the community in the neighbourhood with accessible access and more user-friendly environment within and from/to the garden.

3. Description of the Proposal

Proposal Objectives:

The project proposal was prepared with the objectives of improving the Centre's infrastructure, facilities and environment, as part of the Centre's improvement plans, to:

- provide better services and accommodation to the elderly people and Dementia,
- provide better access from/to the gate at the street level from the public pavement and better access between the centre and the garden
- encourage interactivities among the elderly people and Dementia, and
- encourage relationship and interactions with neighbours in the neighbourhood / community.

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:

Date: 16/02/2017
Our ref: 2017/0481/PRE
Contact: Kristina Smith
Direct line: 020 7974 4986
Email: Kristina.smith@camden.gov.uk

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

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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)

Please refer to the following drawings:

Existing drawings: 1601-EX-001, 1601-EX-001A

Proposed drawings: 1601-GA-001, 1601-GA-002

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

The proposed development will neither involve nor need arrangement for storage and collection of waste and recyclable waste.

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. Materials

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

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The proposed sedum green roof will drain towards gullies along the proposed upstands (parapets) along the elevations of the proposed elevations of the extension and the canopy.
the vertical faces of the proposed roof and canopy will be finished with high quality render off-white to create a harmony with the existing housing block's off-white render architecturally and visually.

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The external wall of the proposed extension in the north will be made of double-layered blockwork with a cavity in-between filled with high quality / performance insulation. This wall is also a structurally load-bearing wall.

The proposed north wall, the solid walls above the proposed windows and the proposed canopy will be finished with high quality render with off-white colour to achieve a harmony with the existing building's off-white rendered elements.

The proposed windows are aimed to provide good visibility between indoor and outdoor environments, with an intent to encourage the elderly people and Dementia and the neighbours in the neighbourhood by creating such interactive environments. The proposed windows will be made of low-E double-glazed, fixed to the bottoms at the ground slab and the roof steel structures. The windows frames will be finished with durable grey paint to minimise negative visual impact of 'frames' rather than using white or light coloured frames.

Grey coloured decorative metal 'channels' are proposed along the end and top of the proposed windows.

Windows - description:

Description of *existing* materials and finishes:

9. Materials

Description of *proposed* materials and finishes:

The proposed windows are aimed to provide good visibility between indoor and outdoor environments, with an intent to encourage the elderly people and Dementia and the neighbours in the neighbourhood by creating such interactive environments. The proposed windows will be made of low-E double-glazed, fixed to the bottoms at the ground slab and the roof steel structures. The windows frames will be finished with durable grey paint to minimise negative visual impact of 'frames' rather than using white or light coloured frames.

Grey coloured decorative metal 'channels' are proposed along the end and top of the proposed windows.

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:

Site maps:
1601-SM-000, 1601-SM-001

Existing drawings:
1601-EX-001, 1601-EX-001A, 1601-EX-002, 1601-EX-002A, 1601-EX-003, 1601-EX-003A

Proposed drawings:
1601-GA-001, 1601-GA-002, 1601-GA-003, 1601-GA-003A, 1601-GA-004, 1601-GA-004A, 1601-GA-005, 1601-GA-006, 1601-GA-006A, 1601-GA-006B, 1601-GA-007, 1601-GA-008

Design and Access Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Other
It is irrelevant as the proposal does not involve any foul sewage / contaminated wastewater.

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

The existing gated rear garden is currently used for the community of the housing block and Age UK Camden Creatcroft Centre as a community garden. The area of the proposed rear extension is currently used as a break-out area for activities by the elderly people and Dementia of Age UK Camden Creatcroft Centre.

Is the site currently vacant? Yes No

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

The existing gated rear garden is currently used for the community of the housing block and Age UK Camden Creatcroft Centre as a community garden. The area of the proposed rear extension is currently used as a break-out area for activities by the elderly people and Dementia of Age UK Camden Creatcroft Centre.

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

17. Residential Units

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					

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

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					

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

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. 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)
D1 - Non-residential institutions	250	0	21.5	21.5
Total	250	0	21.5	21.5

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

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1	09:00:00	17:00:00					<input type="checkbox"/>

21. Site Area

What is the site area?

22. 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.

23. 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)

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="London Borough of Camden"/>	<input type="text" value="06/12/2016"/>
Number: <input type="text" value="5"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Pancras Square"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="N1C 4AG"/>	

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. 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