

Email: [planning@camden.gov.uk](mailto: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 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="Lukas"/>	Surname:	<input type="text" value="Lehman"/>
Company name:	<input type="text" value="Holborn Community Association"/>				
Street address:	<input type="text" value="35, Emerald 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="WC1N 3QW"/>		<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"/>	First Name:	<input type="text" value="Summer"/>	Surname:	<input type="text" value="Islam"/>
Company name:	<input type="text" value="6a architects"/>				
Street address:	<input type="text" value="Rapier House"/>				
	<input type="text" value="40 Lambs Conduit Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02072425422"/>		
	<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="WC1N 3LJ"/>		<input type="text" value="summer@6a.co.uk"/>		

### 3. Description of the Proposal

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

Reconstruction of a community centre in order to expand and upgrade its facilities. Demolition of an existing building that currently operates over ground and basement levels. Demolition of existing basement slab. Retention of existing retaining walls and foundations. Erection of a new building with an addition floor and an accessible roof terrace, with lift access to all storeys.

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:

Advice has been sought from various members of the planning team in the past with regard to the two previous applications - including Alex Macdonald, Alex Bushell and Hugh Miller.

#### 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)

1101 Proposed Ground Floor Plan\_REV.B; 1:100  
1302 Proposed Alleyway Ramp; Elevation\_REV.A; 1:100  
1303 Proposed Alleyway Detail; Plan\_Rev\_A; 1:100

#### 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:

See design and access statement, section 3.4

## 7. Waste Storage and Collection

Given the confined nature of the site, it is not feasible to provide external storage. Internal collection and storage points have been considered for all types of waste to maximise the amount of recyclable material and an appropriate amount of space has been allowed for them within each room. Waste is currently collected by LBCamden from Lambs Conduit Street which is 25m from the entrance to the building. This collection point will continue to be used.

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

Yes  No

If Yes, please provide details:

See above

## 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)?

In order to achieve level access to the community centre the basement slab must be demolished and lowered. The existing 1950s fabric of the building is in poor repair and is un-insulated. Damp ingress has been observed in the basement. The existing structure is to be demolished and replaced with a new, high-performance, insulated envelope.

## 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:

n/a

Description of *proposed* materials and finishes:

n/a

### Doors - description:

Description of *existing* materials and finishes:

Solid painted timber door

Description of *proposed* materials and finishes:

Glazed entrance door at main entry

### Lighting - description:

Description of *existing* materials and finishes:

The building is approached from the Emerald street passageway which is poorly lit by a single, wall mounted, street lamp fitting.

Description of *proposed* materials and finishes:

There is an opportunity to creatively improve the lighting along the Emerald Street passageway. See design access statement.

### Roof - description:

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Concrete pavers with roof lights

### Vehicle Access - description:

Description of *existing* materials and finishes:

Degraded asphalt surface at Emerald Street passageway

Description of *proposed* materials and finishes:

Some regrading of the passageway will be undertaken to achieve level access into the new building. This is an opportunity to creatively improve the paving and thresholds along the passageway.

## 10. Materials

### Walls - description:

Description of *existing* materials and finishes:

Concrete frame with brick infill

Description of *proposed* materials and finishes:

Concrete frame with masonry block infill.

A colour tiled façade will give a strong material and visual presence on the alleyway and a robust finish for this location. The colour and composition of the tiles are shown indicatively in the design and access statement. The facade will be procured as an artist's commission and it is envisaged that the local community will be involved in the design or fabrication of the tiles.

### Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Steel framed windows, subject to design development of the tiled facade.

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:

255\_170412\_Design\_Access\_Statement

## 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):

The proposal is the rebuilding of an existing community centre, within its existing footprint. Proposals have been developed in close consultation with services engineers. A CCTV survey of existing drainage services has been undertaken.

## 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 site is currently Bedford House community centre, one of registered charity The Holborn Community Association's three sites.

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					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

## 18. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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

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

### 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)
D2 - Assembly and leisure	370	0	463	463
<b>Total</b>	<b>370</b>	<b>0</b>	<b>463</b>	<b>463</b>

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	21	
Proposed employees	2	25	

### 21. 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	
D2	08:00:00	10:00:00	08:00:00	10:00:00	08:00:00	10:00:00	<input type="checkbox"/>

### 22. Site Area

What is the site area?

300.00	sq.metres
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### 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:

The activities carried out on site are described in the design and access statement and include a number of sports classes. The centre includes a double height gymnasium which will be provided with a hybrid ventilation system to suit varying levels of occupancy. For use by up to 50 people, it will be passively ventilated. A supplementary mechanical ventilation system will be provided for occasional use. Plant will be located on the roof.

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)
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## 24. Hazardous Substances

### 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