

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 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="Xiaowei"/>	Surname:	<input type="text" value="Xiang"/>
Company name:	<input type="text" value="Embassy of the Peoples Republic of China"/>				
Street address:	<input type="text" value="11 West Heath Road"/>				
	<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="NW3 7UX"/>		<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="Ms"/>	First Name:	<input type="text" value="Prudence"/>	Surname:	<input type="text" value="Lai"/>
Company name:	<input type="text" value="Benoy"/>				
Street address:	<input type="text" value="1"/>				
	<input type="text" value="Monkwell Square"/>	Telephone number:	<input type="text" value="02077268999"/>		
	<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="EC2Y 5BL"/>		<input type="text" value="prudence.lai@benoy.com"/>		

3. Description of the Proposal

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

Erection of replacement conservatory, erection of rear/side extension, extension to "Muse Building", repairing existing Georgian lead windows and rooflights, landscaping works to rear and new MEP plant and services.

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:

- Erection of replacement rear conservatory:

The detailed design should strive for the highest quality and achieve a lightweight, "clean" appearance that enables the rear elevation bay windows to be read separately and through the conservatory as far as possible. This is particularly important given the prominence of the rear elevation in the conservation area. The proposed use of materials, though contemporary and different to those used elsewhere on the building, is considered to be sensitive and picks up on the colours of the host building. Officers are open to the idea of a non-traditional roof form.

- Erection of rear side extension:

both options of a part pitched roofed double height extension and a two storey extension matching the profile of the existing were considered to be acceptable additions to the main property while being set in from the rear building line. This would also ensure the extension would not be read from the public realm and detract from the character or appearance of the property.

- Replacement of Georgian windows with double-glazed replicas:

The replacement of the windows with double glazing is acceptable provided their outward appearance is maintained in point of material, mode of opening and pattern of glazing bars, etc. The leaded areas, however, should be retained and secondarily glazed. Stick-on glazing bars or lead work would not be acceptable as they have a limited lifespan.

- Extension to the "Muse Building"

Though the proposed extension would not be subordinate to the Muse Building, the building as a whole would still maintain its subservience to the main property. It is considered there is more scope for an extension of larger scale in this location as it would not be prominent in any public views, and only very limited private views. The proposed use of materials appears to be high quality and contemporary whilst being respectful to the surroundings. To retain a domestic appearance it is recommended that some brickwork is integrated into the design and where large areas of glazing are proposed, this is kept at lower level to prevent excessive light spillage at roof level. Rooflights are acceptable but should be of a modest scale.

- Landscaping works to rear garden:

The previous proposed excavation of the entire grassy slope leading up to the Muse Building level and creating a sheer face with green wall elements was considered not acceptable. The proposed materials are high quality and appropriate for the conservation area and the green wall is welcomed as a sustainable and attractive design approach; however they are not considered to sufficiently justify the soft landscaping that would be lost. Revised sketches of levelling limited area of slope lawn were sent for further review, which were considered as acceptable.

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:

Areas to store waste is highlighted in the Design & Access Statement Chapter 6.0 Site Waste Management Plan.
Due to no changes of use for this proposed application, site waste management remain as existing.

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

If Yes, please provide details:

Areas to store recyclable waste is highlighted in the Design & Access Statement Chapter 6.0 Site Waste Management Plan.
Due to no changes of use for this proposed application, site waste management remain as existing.

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 conservatory is in poor condition, with badly rotted timber frame, doors and a leaking roof. The proposal is to replace the existing conservatory.

Part of the existing rear landscape directly south of the Main building is on a sloped lawn, the proposal is to level a limited area of it, incorporating soft landscaping and planters, to create a more functional external space.

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:

The main entrance doors are solid wood crafted doors. Both external doors to the conservatory (G14) and dining room (G15) are painted timber doors.

The Muse Building, ground level storage are double leaf timber doors.

The Muse living area is accessed through a single leaf timber door with integrated glazed panels.

Description of *proposed* materials and finishes:

The main entrance doors will be retained, require some sanding down and re-varnishing.

Existing doors to dining room (G15) to be repaired/replaced to match existing.

3 No. timber framed glazed sliding doors to the new conservatory.

Painted timber door to new kitchen extension

10. Materials

New external timber pivot door to the Muse Building ground floor extension.

Roof - description:

Description of *existing* materials and finishes:

Clay tiles at Main and Muse Building

Description of *proposed* materials and finishes:

Clay tiles on rear kitchen extension to match existing

Timber framed with glass planes at the new conservatory and canopy structure

Metal cladded roof at Muse Building extension of the living area. Colour blends with existing red brick of existing Muse Building.

Flat roof with a single ply membrane by the storage entrance of the Muse Building extension.

Walls - description:

Description of *existing* materials and finishes:

The Main Building external walls are load bearing masonry. The brickwork in Flemish bond red brick with brick chimneys

The Muse Building walls are load bearing masonry. The brickwork in Flemish bond red brick

The existing conservatory walls are timber framed glazed and red brick at low level.

Description of *proposed* materials and finishes:

Red bricks to Muse and Rear extension, matching existing bond and colour

Metal cladded wall at Muse Building extension north elevation. Colour blends with existing red brick of existing Muse Building.

New timber structure for the conservatory with double glazing with sliding doors for access.

Windows - description:

Description of *existing* materials and finishes:

The Main Building windows are fixed timber casement single glazed windows painted white on the Ground level and timber sliding sash windows painted white on upper floors. The upper fixed sections of casement windows incorporate decorative leaded glass.

The Muse Building windows are fixed timber framed and painted brown. There are Velux rooflights at the living area.

Description of *proposed* materials and finishes:

All existing windows to be repaired to match in regards to outward appearance being maintained in point of material, mode of opening and the pattern of the glazing bars.

All existing windows to be upgraded to double glazing laminated low E glass.

Windows with leaded lights will be retained and secondarily glazed

Timber framed bi-folding windows to Muse Building extension

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:

Design Access Statement Chapters:- BNY-SA-DAS-01.B00

Drawings:

- Existing Drawings: BNY-MA-02-B101, BNY-MA-02-0001, BNY-MA-02-1001, BNY-MA-02-2001, BNY-MA-02-3001, BNY-MA-02-N001, BNY-MA-02-E001, BNY-MA-02-S001, BNY-MA-02-W001, BNY-MU-02-0001, BNY-MU-02-1001, BNY-MU-02-2001, BNY-MU-02-N001, BNY-MU-02-E001, BNY-MU-02-S001, BNY-MU-02-W001

- Proposed Drawings: BNY-MA-08-B101, BNY-MA-08-0001, BNY-MA-08-1001, BNY-MA-08-2001, BNY-MA-08-3001, 8 BNY-MA-08-E001, BNY-MA-08-S001, BNY-MU-08-0001, BNY-MU-08-1001, BNY-MU-08-NS01, BNY-MU-08-EW01

- Existing Site Plan: BNY-SA-02-0001

- Proposed Site Plan: BNY-SA-08-0001

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):

Refer to ME7 (M&E Consultant Engineers) Drawing 609-D1-P2 for the Proposed Drainage Site Plan

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:

Chinese cultural centre/office with ancillary residential use

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

15. Existing Use

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market 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 - 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					

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

18. Residential Units

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

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

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)
Other	1,091	0	61	61
Total	1,091	0	61	61

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

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	
Other	09:00:00	17:00:00					<input type="checkbox"/>

22. Site Area

What is the site area?

1,710.00

sq.metres

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 installation of a condenser unit to the north side of the muse building by the storage entrance with acoustic screening blending with the existing building.

Extract fans to the southern area of the roof, east facade at the centre of the roof, north, south and east facade and roof.

Refer to Acoustic Report 16581/001/ha

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