

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="Adrian"/>	Surname:	<input type="text" value="Friend"/>
Company name:	<input type="text" value="Friend and Company Architects"/>				
Street address:	<input type="text" value="167 Foundling Court"/>				
	<input type="text" value="Brunswick Centre"/>			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" value="02077137594"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="WC1N 1AN"/>			<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="Adrian"/>	Surname:	<input type="text" value="Friend"/>
Company name:	<input type="text" value="Friend and Company Architects"/>				
Street address:	<input type="text" value="167 Foundling Court"/>				
	<input type="text" value="Brunswick Centre"/>			Telephone number:	<input type="text" value="02077137593"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="WC1N 1AN"/>			<input type="text" value="friend@friendandcompany.co.uk"/>	

3. Description of the Proposal

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

Division of Flat 1 into two self-contained affordable apartments Flat 1A (3bed) and Flat 1B (1bed studio). Proposed works include:
Flat 1A
Addition of contemporary glass rear living room extension to ground floor rear.
Flat 1B
Reinstate historic opening into existing ground floor living room and conversion into a one bedroom apartment with plan to match apartments above

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)

House:	<input type="text" value="81"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Former Flat 1"/>		
Street address:	<input type="text" value="Guilford Street"/>		
	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
Postcode:	<input type="text" value="WC1N 1DF"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="530361"/>
Northing:	<input type="text" value="182125"/>

Description:

The site contains a Grade II listed, traditional Georgian townhouse constructed between 1793 and 1799 by James Burton. It contains four storeys with lower ground floor and forms part of a wider terrace of similar buildings all of which are listed.
The site is located within the Bloomsbury Conservation Area.

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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Rachel"/>	Surname:	<input type="text" value="English"/>
--------	---------------------------------	-------------	-------------------------------------	----------	--------------------------------------

Reference:	<input type="text" value="2015/3066/PRE"/>
------------	--

Date (DD/MM/YYYY):	<input type="text" value="03/09/2015"/>	(Must be pre-application submission)
--------------------	---	--------------------------------------

Details of the pre-application advice received:

The erection of a 3 storey rear extension (at lower ground floor, ground floor and first floor levels) to the back of the rear room of each floor and the removal of the original rear wall of the house would significantly harm the appreciation of the historic and original envelope of the building and the Georgian back-to-back two-room plan form. This option would not be supported by officers however the erection of a single storey extension at ground floor level in this location could be considered acceptable subject to detailed design.

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

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

☐ Yes ☒ No

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)?

Demolition is to undo previous and recent conversion work and to reinstate the historic opening into the ground floor living room that will become the new entrance to the proposed one bedroom Flat 1B. It is also proposed to demolish a recent glass conservatory and replace with a slightly larger rear extension that is more in-tune with the existing brick historic rear extension.

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:

Stock brickwork to rear garden.

Description of *proposed* materials and finishes:

As existing

Doors - description:

Description of *existing* materials and finishes:

Four panel fire doors.

Description of *proposed* materials and finishes:

Four panel fire doors.

Walls - description:

Description of *existing* materials and finishes:

Plasterboard on timber studs to meet sound and fire regulations

Description of *proposed* materials and finishes:

Plasterboard on timber studs to meet sound and fire regulations

Windows - description:

Description of *existing* materials and finishes:

Timber framed heritage style double windows.

Description of *proposed* materials and finishes:

Sliding glass door / aluminium frame doors to proposed ground floor rear extension. Frame colour to match existing windows. Opaque glass to be added to retain privacy between Flat 1A and 1B between habitable rooms.

OTHER - description:

Type of other material:

Ceiling - description

Description of *existing* materials and finishes:

Two layers soundproof plasterboard within apartments.

Description of *proposed* materials and finishes:

Two layers soundproof plasterboard within apartments.

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 refer to Design & Access Statement, Drawing 000 Location Plan 1:1250, Drawing 001 Site Plan 1:500, Drawing 010 Existing Plan: Basement, Drawing 020 Existing Plan: Ground, Drawing 030 Existing Section: AA, Drawing 040 Existing Section: BB, Drawing 050 Existing Section: CC, Drawing 051 Existing Section: DD, Drawing 060 Existing Elevation: Rear Extension from Courtyard, Drawing 070 Existing Elevation: Rear Extension from Garden, Drawing 080 Existing Elevation: Rear Extension from Rear, Drawing 110 Demolition Plan: Basement, Drawing 120 Demolition Plan: Ground, Drawing 130 Demolition Section: AA, Drawing 140 Demolition Section: BB, Drawing 150 Demolition Section: CC, Drawing 151 Demolition Section: DD, Drawing 160 Demolition Elevation: Rear from Courtyard, Drawing 170 Demolition Elevation: Rear from Garden, Drawing 180 Demolition Elevation: Rear from Rear, Drawing 210 Proposed Plan: Basement, Drawing 220 Proposed Plan: Ground, Drawing 222 Proposed Plan: Ground Flat 1A, Drawing 223 Proposed Plan: Ground Flat 1B, Drawing 230 Proposed Section: AA, Drawing 240 Proposed Section: BB, Drawing 250 Proposed Section: CC, Drawing 251 Proposed Section: DD,

10. Materials

Drawing 260 Proposed Elevation: Rear from Courtyard, Drawing 270 Proposed Elevation: Rear from Garden, Drawing 280 Proposed Elevation: Rear from Rear, Drawing 300 Proposed External View from Garden, Drawing 301 Proposed External View from Flat 1B.

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	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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):

Please refer to Design & Access Statement, Drawing 000 Location Plan 1:1250, Drawing 001 Site Plan 1:500, Drawing 010 Existing Plan: Basement, Drawing 020 Existing Plan: Ground, Drawing 030 Existing Section: AA, Drawing 040 Existing Section: BB, Drawing 050 Existing Section: CC, Drawing 051 Existing Section: DD, Drawing 060 Existing Elevation: Rear Extension from Courtyard, Drawing 070 Existing Elevation: Rear Extension from Garden, Drawing 080 Existing Elevation: Rear Extension from Rear, Drawing 110 Demolition Plan: Basement, Drawing 120 Demolition Plan: Ground, Drawing 130 Demolition Section: AA, Drawing 140 Demolition Section: BB, Drawing 150 Demolition Section: CC, Drawing 151 Demolition Section: DD, Drawing 160 Demolition Elevation: Rear from Courtyard, Drawing 170 Demolition Elevation: Rear from Garden, Drawing 180 Demolition Elevation: Rear from Rear, Drawing 210 Proposed Plan: Basement, Drawing 220 Proposed Plan: Ground, Drawing 222 Proposed Plan: Ground Flat 1A, Drawing 223 Proposed Plan: Ground Flat 1B, Drawing 230 Proposed Section: AA, Drawing 240 Proposed Section: BB, Drawing 250 Proposed Section: CC, Drawing 251 Proposed Section: DD, Drawing 260 Proposed Elevation: Rear from Courtyard, Drawing 270 Proposed Elevation: Rear from Garden, Drawing 280 Proposed Elevation: Rear from Rear, Drawing 300 Proposed External View from Garden, Drawing 301 Proposed External View from Flat 1B.

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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

14. Biodiversity and Geological Conservation

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 existing Flat 1 is a three bedroom maisonette to Ground and Low Ground floors of a five storey (including lower ground) Georgian brick terrace.

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	1	0	1	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 2

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

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

Existing Market Housing Total 1

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

18. Residential Units

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
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
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

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

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

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?

150.00

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:

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:

Mr

First name:

Adrian

Surname:

Friend

Person role:

AGENT

Declaration date:

02/06/2017

☒ 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

02/06/2017