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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="Raymond"/> | Surname: | <input type="text" value="Lam"/> |
| Company name: | <input type="text"/> | | | | |
| Street address: | <input type="text" value="16A Pratt Street"/> | | | | |
| | <input type="text"/> | | | | |
| | <input type="text"/> | | | | |
| Telephone number: | <input type="text"/> | | | | |
| Mobile number: | <input type="text"/> | | | | |
| Town/City: | <input type="text" value="London"/> | Fax number: | <input type="text"/> | | |
| Country: | <input type="text"/> | | | | |
| Postcode: | <input type="text" value="NW1 0AB"/> | 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="Raymond"/> | Surname: | <input type="text" value="Lam"/> |
| Company name: | <input type="text" value="Oculus Architects Ltd"/> | | | | |
| Street address: | <input type="text" value="16A Pratt Street"/> | | | | |
| | <input type="text" value="Camden"/> | | | | |
| | <input type="text"/> | | | | |
| Telephone number: | <input type="text" value="02035839227"/> | | | | |
| Mobile number: | <input type="text"/> | | | | |
| Town/City: | <input type="text" value="London"/> | Fax number: | <input type="text"/> | | |
| Country: | <input type="text"/> | | | | |
| Postcode: | <input type="text" value="NW1 0AB"/> | Email address: | <input type="text" value="admin@oarch.co.uk"/> | | |

3. Description of the Proposal

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

Construction of a mansard roof extension, three-storey rear extension from basement level with roof terrace (following the demolition of the existing rear extensions), alterations to the shopfront including the installation of a new access to the ground floor, conversion/change of use of the existing 1 x 3 bed dwelling (C3 use) at ground and basement levels to provide a live/work office unit (sui generis) with office use at ground floor level and associated living space at basement level and separate self-contained studio flat at basement level (C3 use), together with the formation of a 1 x 6 bed HMO unit at first, second and third floor levels to replace the existing 1 x 4 bed HMO unit at first and second floor levels.

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

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

If Yes, please provide details:

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)?

There is currently a rear extension across part of the building, accessible at half landings on the stairs. This is to be demolished to allow for the floors to be kept level the whole way across, as is the case with the property at 280. The staircase will also be moved to allow for the extension works and produce a more efficient layout.

10. 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:

Tiles

Description of *proposed* materials and finishes:

Tiles to match neighbouring properties

Walls - description:

Description of *existing* materials and finishes:

render (front facade)

Description of *proposed* materials and finishes:

Exposed brickwork (front facade) to match neighbouring properties

Windows - description:

Description of *existing* materials and finishes:

White-painted timber

Description of *proposed* materials and finishes:

White-painted timber / lead dormers to match neighbouring properties.

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:

EG102 Existing Elevations. A103 Proposed Elevations

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):

A102 Proposed Third Floor 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

13. Assessment of Flood Risk

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 property is currently used as two separate dwellings; there is a four-bed HMO which occupies the first and second floors, and a three-bed flat, at ground and basement level. Both dwellings are accessed via the front door on Gray's Inn Road

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 | 1 | | | 1 | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | 1 | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total

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

| Overall Residential Unit Totals | |
|----------------------------------|---|
| Total proposed residential units | 3 |
| Total existing residential units | 2 |

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) |
|---------------------------------|--|---|---|--|
| B1 (a) - Office (other than A2) | 0 | 0 | 69.9 | 69.9 |
| Total | 0 | 0 | 69.9 | 69.9 |

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 | | | 0 |
| Proposed employees | 3 | | 3 |

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 | |
| B1A | 09:00:00 | 17:00:00 | | | | | <input type="checkbox"/> |

22. Site Area

What is the site area?

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)

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