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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="David"/>	Surname:	<input type="text" value="Mooney"/>
Company name:	<input type="text" value="London Wildlife Trust"/>				
Street address:	<input type="text" value="Dean Bradley House"/>				
	<input type="text" value="52 Horseferry Rd"/>	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"/>				
Postcode:	<input type="text" value="SW1P 2AF"/>	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="Ms"/>	First Name:	<input type="text" value="Susanne"/>	Surname:	<input type="text" value="Tutsch"/>
Company name:	<input type="text" value="erect architecture"/>				
Street address:	<input type="text" value="Unit 22b"/>				
	<input type="text" value="8 Andrews Road"/>	Telephone number:	<input type="text" value="02072546336"/>		
	<input type="text" value="E8 4QN"/>	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="E8 4QN"/>		<input type="text" value="st@erectarchitecture.co.uk"/>		

3. Description of the Proposal

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

This project will improve the nature reserve, Camley Street Natural Park (CSNP) an inspirational place to learn about wildlife in central London. It will be the wild heart of the King's Cross metropolis, where people can access, connect with, and explore London's wildlife, whilst also celebrating the site's industrial heritage and transformation – 'from coal drop to coal tit'.

A new learning and visitor centre with will replace the existing structure to enable delivery of a varied, exciting activity programme where visitors will explore and learn about urban nature conservation through a rich, enhanced 0.8 hectare mosaic of thriving habitats including wetland, woodland, meadow and invertebrate areas.

The new centre, enhanced landscaping and expanded activity programme will enable a step-change for LWT through increased provision, visibility and increased sustainability - environmental and financial - of CSNP.

The existing single story timber buildings are housed in temporary timber cricket pavilion and are beyond its serviceable years located in the northern part of the reserve acting as a visitors and educational centre for CSNP with use Class D1. The proposed use will remain Class D1 with ancillary use of A3 to respond to the increased visitor numbers. In 2014, CSNP welcomed approximately 15,000 visitors per annum; by 2015 this had increased by 42% to 20,000 and is expected to continue to grow to potentially 40-50,000 per annum. A recent study by Atkins estimated CSNP's value as £2.8 million per

3. Description of the Proposal

year to the local economy in terms of its environmental, cultural and societal impact ("Camley Street Natural Park, An economic valuation of ecosystem services", Atkins 2015).

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:

Pre-planning Advice was sought from LB Camden. On 17.07.2017 LWT and Erect Architecture met with Jennifer Walsh on site to discuss the proposals. The design evolved subsequently in response to the planners comments. More details are included in the D&A statement Section 5.3 Pre-planning Advice

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:

A timber built bin store area is located close to the front property boundary but is designed not to detract from the street scene, nor from the amenity space around the building. The strategy will remain the same, the site manager will wheel out the bins to the kerbside on collection day, and return the bins to the bin shelter once the collection has taken place.

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

Yes No

If Yes, please provide details:

2 no. 1100lt eurobins, one for recycling and one for general 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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The current volunteer room and main building are housed in timber cricket pavilions which were installed in 1984 prior to site opening; by their nature these buildings have a limited life span. The facility has developed overtime in a temporary nature in order to house the growing programmatic needs of the site; the 2 no. existing single storey buildings, each is a detached, light-weight timber structure on a concrete hard-standing. The buildings are independent of each other and, being located within the footprint of the proposed new building, will be demolished entirely prior to constructing the new building. The demolition works will have no impact outside the site boundary.

Demolition will be undertaken by a competent specialist demolition contractor who will plan the works to manage the typical risks associated with demolition of a single storey building. There are no unusual risks posed by these demolition works as the buildings are located away from the site boundary and therefore away from the public domain or other properties.

Due to their age, the buildings are beyond their serviceable life, and the many separate buildings are difficult to operate and secure efficiently and cost effectively. These buildings do not give a contemporary impression of the Park and will not stand the expected visitor needs to match the development around KXC and CSNP.

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:

Exterior boundary fence: Timber poles with hedge and timber fence
Exterior boundary gate: metal

Description of *proposed* materials and finishes:

Exterior boundary fence and gate to be unchanged. New internal fencing and gate within the site to be powdercoated metal vertical bar railing / gate and willow edging and timber gate to demarcate nature conservation zones

Doors - description:

Description of *existing* materials and finishes:

timber doors

Description of *proposed* materials and finishes:

powdercoated aluminum with glazed doors or timber clad doors

Lighting - description:

Description of *existing* materials and finishes:

Wall mounted outdoor lighting to existing building wall

Description of *proposed* materials and finishes:

LED outdoor lighting mounted at building canopy

10. Materials

Roof - description:

Description of *existing* materials and finishes:

Bitumen roof

Description of *proposed* materials and finishes:

Natural slate roof

Vehicle Access - description:

Description of *existing* materials and finishes:

Hardcore, loose ground, bark chip path, brick laid path, timber decking

Description of *proposed* materials and finishes:

Permeable resin bound gravel, bark chip paths, self binding gravel path, timber decking

Walls - description:

Description of *existing* materials and finishes:

Timber cladding

Description of *proposed* materials and finishes:

Timber cladding

Windows - description:

Description of *existing* materials and finishes:

Timber windows

Description of *proposed* materials and finishes:

Powdercoated aluminum windows

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Metal & PVC gutter and down pipe

Description of *proposed* materials and finishes:

Powdercoated aluminum gutter and down pipe

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:

342-CSNP-GA00, 342-CSNP-GA01, 342-CSNP-GA03, 342-CSNP-GA40, 4521 SK-D-003 Rev A, CSNP-DA_171024 (1-10)

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):

4521 SK-D-002

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

13. Assessment of Flood Risk

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:

Camley Street Natural Park (CSNP) is a unique 0.85-hectare nature reserve in King's Cross, central London. Once a railway coal drop transferring coal to London's homes and businesses, the site has since transformed into a wildlife haven and a centre of national and international significance for urban nature conservation.

In 1981 the land was earmarked for development as a coach park, by which time local people had discovered its wildlife value. Local efforts to save it became a joint project between London Wildlife Trust (LWT), the Greater London Council (GLC) and Camden Council to create a new type of nature reserve, open to the public, ran with the community in mind and situated in a deprived inner-city area. CSNP was opened by Ken Livingstone, the leader of the GLC, in May 1985 and today the reserve is open daily with free public access.

CSNP is a Site of Metropolitan Importance for Nature Conservation (SINC), and a statutory Local Nature Reserve (LNR) and is nationally and internationally important as an urban nature reserve.

Today, the neighbourhood around CSNP has changed beyond recognition. The site is now located in the middle of one of the largest urban redevelopments in Europe; by 2020 40,000 new people will live, work or study within 1km of the site and the new footbridge connecting CSNP to the development across the canal was opened in July 2017.

In 2014, CSNP welcomed approximately 15,000 visitors per annum; by 2015 this had increased by 42% to 20,000 and is expected to continue to grow to potentially 40-50,000 per annum. A recent study by Atkins estimated CSNP's value as £2.8 million per year to the local economy in terms of its environmental, cultural and societal impact ("Camley Street Natural Park, An economic valuation of ecosystem services", Atkins 2015).

The increased visitor numbers are putting pressure on the wildlife and habitats which are sensitive to damage and footfall. The buildings are timber pre-fabs over 30 years old, in need constant maintenance and no longer fit for purpose.

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Type of trade waste involves trade waste from cafe activities (food and serving packaging, non-compostable food waste, compostable food waste will be composted on site) office/learning activities (recyclable paper/packaging office supplies) . The garden waste from maintaining of the nature reserve will be composted on site. A timber bin store is proposed for the site to house 2 no. 1100lt eurobins, one for recycling and one for general waste. Trade effluent involves discharge from kitchen and toilets to be discharged to existing Thames Water sewer system, further action to confirm flow rates are not significantly increased from the existing.

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

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

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)
A3 - Restaurants and cafes	0	0	24	24
D1 - Non-residential institutions	231	231	188	-43
Total	231	231	212	-19

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	2		2
Proposed employees	5		5

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	
A3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>
D1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" 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:

The building will be predominantly naturally ventilated except for local mechanical high efficiency heat recovery ventilation to the WC area and kitchen. Every space has been developed to ensure generous cross ventilation for the purging of summertime heat build-up. The key rooms are ventilated through openings within the façade and opening rooflights. At night time in the summer, the multi-use space shall be ventilated through secure façade openings and opening roof turrets. This strategy will help prevent overheating in warm weather. All main spaces incorporate visible air quality sensors to alert users when to opening windows and rooflights in the winter to maintain sufficient air quality. The building shall be mostly self-heated by the heat released by the occupants. The small demand for active heating will be limited to pre-heating at the beginning of each day during cold weather to get the building up to temperature before occupation. This reduced heating load will be provided by a water source heat pump extracting heat from the adjacent canal. The canal water provides a stable low-grade heat source that will be warmer than the air temperature in the winter. The heat shall be delivered by low temperature underfloor heating, controlled using a programmable and self-learning controls to help energy saving. The location of the new building in the context of the natural park and the fact that the roof is overlooked by many taller buildings means that rooflights and planting have been prioritised over solar panels. The kitchen refrigeration unit comes with condenser, which will be inside the building perimeter line with hot air exhaust through a louvre in the façade. The louvre location will be finalised once we have determined if the exhaust air will be ducted or not, but the approximate location will be next to the serving out counter of the cafe. The kitchen extract duty is 330 l/s. The fan will be mounted inside at ceiling level and the exhaust air will be ducted to discharge above roof level.

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*).

26. Certificates (Certificate A)

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