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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	United Kingdom
Postcode	WC1X 8UL
Primary number	02072500090
Secondary number	
Fax number	
Email address	reception@re-creo.eu

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Paul
Surname	Whitley
Company name	Re-creo Architecture Ltd
Address line 1	195-199 Grays Inn Road
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	WC1X 8UL
Primary number	02072500090
Secondary number	
Fax number	
Email	reception@re-creo.eu

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Application for planning permission and listed building consent for demolition of the existing store building and reconstruction for use as a toilet to serve the proposed new office building at 195-199 Grays Inn Road.

The proposed works will include the following:

- oThe rebuilt structure will match the existing structure in size.
- oThe rebuilt structure will include insulation.
- oThe toilet will use the existing drainage connection.
- oThe brickwork on the existing structure does not match the main building which is attached to it, but the proposals will match the brickwork used on the Grade II listed building on Mecklenburgh Street.
- oThe artificial slate roof on the current structure will be replaced with natural slate.
- oThe internal floor level will be dropped to - 850 mm, which will be at the same level of the proposed building on Grays Inn Road.
- oThe brick wall of the listed portion of the building will be rebuilt without the existing windows, but adding a rooflight, thereby preventing overlooking into the neighbour's yard.

Has the development or work already been started without planning permission?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

If the answer to c) is Yes

What is the total volume of the listed building? 16

Cubic metres

What is the volume of the part to be demolished?

13

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1950

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

To the rear of the site are located nos.1-8 Mecklenburgh Street, a GII listed late Georgian terrace. The boundary wall to the site, and a small attached store, is therefore considered listed by virtue of being curtilage structure to this listed terrace. However, the boundary wall to the site, and a small attached store, make a negligible contribution to the significance of the listed terrace and the conservation area. The demolition and rebuilding of the store will therefore have a neutral impact on the significance of the listed terrace and conservation area.

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

The proposal is for a high quality, contextual office building that will preserve the character and appearance of this part of the conservation area and the setting of the listed buildings. The increased provision of office use in the Central Activities Zone is an important public benefit. The demolition and rebuilding of the store will have a neutral impact on the significance of the listed terrace and conservation area. This listed building store has also 2 windows that we must remove in a privacy matter

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

- a) works to the interior of the building? Yes No
- b) works to the exterior of the building? Yes No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

8. Listed Building Alterations

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

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9. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

External Walls	
Please provide a description of existing materials and finishes:	unequal brickwork
Please provide a description of proposed materials and finishes:	London brick matching main historic building

Roof covering	
Please provide a description of existing materials and finishes:	artificial slate
Please provide a description of proposed materials and finishes:	natural slate with conservation type rooflight

Windows	
Please provide a description of existing materials and finishes:	two single glazed steel frame windows
Please provide a description of proposed materials and finishes:	none

Other type of material (e.g. guttering) guttering	
Please provide a description of existing materials and finishes:	PVC gutter
Please provide a description of proposed materials and finishes:	PVC gutter

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes No

10. Site Area

What is the measurement of the site area?
(numeric characters only).

5.49

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Currently the site is being used as a store

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

11. Existing Use

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

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

13. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

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. Please state the plan(s)/drawing(s) references.

Currently the site is being used as a store but the previous owner had a toilet in there. We are proposing to connect the new toilet to the existing system

15. 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 a 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
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

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. 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 (see guidance note):

- 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 (see guidance note):

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance (see guidance note):

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

18. 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

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

21. Employment

Will the proposed development require the employment of any staff?

Yes No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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:

23. Industrial or Commercial Processes and Machinery

not applicable.

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 it clear what information it requires on its website

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

26. 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

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

28. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

29. Ownership Certificates and Agricultural Land Declaration

Declaration date

20/07/2018

Declaration made

30. 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 (cannot be pre-application)

20/07/2018