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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	<input type="text"/>
Suffix	<input type="text"/>
Property name	17-25
Address line 1	Gower Street
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	London
Postcode	WC1E 6HG
Description of site location must be completed if postcode is not known:	
Easting (x)	529790
Northing (y)	181824
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	Duncan
Surname	Hay
Company name	<input type="text"/>
Address line 1	Arboretum
Address line 2	Dolberrow
Address line 3	Churchill
Town/city	Winscombe

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BS25 5NS"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

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):

The Academy Hotel wish to erect a small (4.4m x 2.4m x 4.0m high) prefabricated, timber glazed building in their ground to the rear of Nr 17 Gower Street which will be known as Mr Ma's Teahouse. The building will be located on the existing paving slabs and will have power provided from the main hotel. Mr. Ma's Teahouse would operate as a multi-functional space. Its main purpose would be to serve as a dry spa treatment facility, (meaning no tubs, pools, showers, or wet spaces) offering high standard treatments based on the concept such as Thai massage, shiatsu, Tui na, as well as traditional western style oil massages. These would serve as an amenity to our guests and visitors. It is envisaged that the building will be used periodically and for no more than 10 hours per week. There would never be more than one spa guest and one therapist in the space at any given time. This area would be maintained and serviced by the Academy hotel staff and therapeutic spa services may be provided by spa professionals. Services to building will be limited to small power which will be fed directly from a distribution board in the main hotel to provide electricity to two sockets and lights. The building will not have an incoming water supply or drain point. Internally, the building is open plan and will be finished with a timber floor, with emulsion painted walls and ceiling.

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

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

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:	N/A
Please provide a description of proposed materials and finishes:	Timber boarding

Roof covering	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	lead roof on timber rafters

Windows	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	Hardwood timber frames

Floors	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	Timber joists and boards

Rainwater goods	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	uPVC gutters / downpipes

Ceilings	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	Painted exposed vaulted timber ceiling

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

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to Building Plans (Ref TAH-SH-IL93-01 Rev AA)

10. Site Area

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

11

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The site is located in the walled garden to the rear of Nr 17 Gower Street which forms part of the 50 bed The Academy Hotel located in Bloomsbury, London. The garden measures 16m x 6.5m and is currently finished with paving slabs and is used as an outside amenity area for hotel guest

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

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

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

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

15. Assessment of Flood Risk

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

If Yes, please provide details:

The facility will generate minimal waste. The waste will be transferred to the main hotel facility and disposed of with other material arising from day to day operations. All bottles and packaging will be recycled.

With regards to towels etc used for treatments, these will be cleaned on site and reused

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

Yes No

If Yes, please provide details:

All waste from operations is segregated and disposed/recycled appropriately in designated areas provided within The Academy Hotel

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

If you have answered Yes to the question above please add details in the following table:

Use Class	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)
C1 - Hotels	1755	0	9.5	9.5
Total	1755	0	9.5	9.5

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees		2	1

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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	Unknown
Other	Start Time: 10:00 End Time: 18:00	Start Time: 10:00 End Time: 20:00	Start Time: 10:00 End Time: 20:00	

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 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

If Other has been selected, please provide contact details:

Contact name:

Title	Mr
First name	Duncan
Surname	Hay
Telephone number	[REDACTED]
Email address:	[REDACTED]

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 B 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 I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Bedford Estates
Number	
Suffix	
House Name	29A
Address line 1	Montague Street
Address line 2	
Town/city	London
Postcode	WC1B 5BL
Date notice served (DD/MM/YYYY)	18/05/2018

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date

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)