

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. 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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Boswell House"/>
Address line 1	<input type="text" value="Boswell Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1N 3PR"/>

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

Easting (x)	<input type="text" value="530478"/>
Northing (y)	<input type="text" value="181851"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Craig"/>
Surname	<input type="text" value="Janes"/>
Company name	<input type="text" value="London Borough of Camden"/>
Address line 1	<input type="text" value="33-35 Jamestown Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW1 7DB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Matthew
Surname	Allcock
Company name	Baily Garner
Address line 1	146-148 Eltham Hill
Address line 2	
Address line 3	
Town/city	London
Country	
Postcode	SE9 5DY
Primary number	02082941000
Secondary number	
Fax number	
Email	matthew.allcock@bailygarner.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	2500
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Replacement of all windows to street elevations like-for-like double-glazed to meet all U-values sustainably sourced with additional replacement of access walkway windows existing aluminium to be replaced with DG timber. Make good all surrounding areas, check full operation of windows to satisfaction of Client and tenant/ leaseholder.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Residential

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

7. 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):

Windows	
Description of existing materials and finishes (optional):	Mix of single glazed painted timber sash and dormer casement windows and single glazed aluminium vertically sliding sash
Description of proposed materials and finishes:	Double glazed to match existing entirely, primed or fully finished (internal/ external) with traditional glazing bead and plant on moulding ; aluminium windows to be replaced with DG timber

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

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

P01-Location Plan P02-Site Plan P03-Existing Front Street Elevation P04-Existing Rear Street Court Elevation P05-Existing Front Court Elevation P06-Existing Rear Court Elevation P07-Existing Left Court Rear Elevations P08-Proposed Front Street Elevation P09-Proposed Rear Street Court Elevation P10-Proposed Front Court Elevation P11-Proposed Rear Court Elevation P12-Proposed Left Court Rear Elevations 20488A - Guideline window sections details 20488B - Guideline window sections details 20488C - Guideline window sections details

8. 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. 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

10. Trees and Hedges

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'.

11. 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

12. 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

13. 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

14. 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

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

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

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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:

N/A

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

21. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

22. 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

23. 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	Ms
First name	Jennifer
Surname	Watson
Reference	

Date (Must be pre-application submission)

28/09/2018

Details of the pre-application advice received

Hi Matthew,
You mentioned applying for demolition consent. Why? What do you plan to demolish?
As for the type of application for the windows, it would be a full planning application. We would prefer if you install like-for like windows. This is simply my own opinion as the duty planner but if you want confirmation of any of this, you could apply for pre-application advice. We would then be able to take a closer look at your plans. Everything sounds fine to me, however.
Best wishes,

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Jennifer Watson
Planner
Telephone:

From: Matthew Allcock <Matthew.Allcock@bailygarner.co.uk>
Sent: 03 October 2018 12:39
To: Watson, Jennifer <Jennifer.Watson@camden.gov.uk>
Cc: kavyne morris <kavyne.morris@bailygarner.co.uk>
Subject: Boswell House planning pre-application advice request

Good Afternoon Jennifer,
Thank you for returning my query yesterday. Unfortunately, I was in a meeting at LB Camden offices on Jamestown Road and unable to take your call. My enquiry relates to pre-application planning advice for renewing windows at Boswell House WC1N. As you may know, these are currently a mixture of original timber sash and timber dormer casements, and single-glazed aluminium to the access walkways. We are appointed by LB Camden as Employer's Agent to carry out external repairs to the Tybalds Estate in general as well as other packets. Part of this commission is to carry out the planning application on the Council's behalf. We have already scoped the various blocks and agreed the schedule of works and estimate costings with your Contracts Management team.
The intention is to replace the existing windows at Boswell House with double-glazed timber windows to match the appearance of the existing completely (within reason given frames etc tend to be thicker today).
We are aware the block property is within a Conservation Area. Firstly, I wish to confirm the type of planning permission required – is it Full Planning and Demolition in a Conservation Area? Secondly, the existing timber dormer windows are outward-opening (they open onto a flat roof section of the tiled mansard roof so are not really accessible but could be accessed if one really tried. Would you prefer like-for-like or to replace these with inward-opening windows (this is unlikely to affect opportunities for access)? Thirdly, the existing street-facing windows (to Boswell Street and to New North Street) include some windows which have six opening lights, all of which are openable. We would look at securing the side lights so these narrower sashes are fixed, with the main central light openable as a sash.
We would like to confirm the acceptability of the above with you, hence my call.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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* 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

25. Ownership Certificates and Agricultural Land Declaration

land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
- ☒ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Allcock"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="03/10/2018"/>

☒ Declaration made

26. 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)	<input type="text" value="03/10/2018"/>
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