

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" value="3"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Bromley Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="W1T 6DB"/>

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

Easting (x)	<input type="text" value="529126"/>
Northing (y)	<input type="text" value="181984"/>

Description

2. Applicant Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Clare"/>
Surname	<input type="text" value="Moore"/>
Company name	<input type="text" value="C3M STUDIO"/>
Address line 1	<input type="text" value="3, Bromley Place"/>
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	W1T 6DB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Ms
First name	Clare
Surname	Moore
Company name	C3M Studio
Address line 1	The Workshop
Address line 2	101 Hayes Way
Address line 3	Beckenham
Town/city	Bromley
Country	
Postcode	BR3 6RR
Primary number	07989555882
Secondary number	02082892315
Fax number	
Email	c3M_studio@me.com

4. Site Area

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

203

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.

This planning application is for the regeneration and refurbishment, to 3 Bromley Place, W1T 6BD. The permanent home for the Rayne Foundation Charity.
The works include,
Full refurbishment of the building and exterior.
Reinstatement of the front entrance door to Bromley Place,
Reinstatement of the sash corner windows to the townhouse that have been removed and blocked up.
Replacement and redesign of the glazed roof.
Replacement and renewal of the existing dilapidated widows, to the warehouse building side.
Replacement of the second floor glazed roof extension on the top floor,
Replacement and reduction of the AHU, plant equipment.

5. Description of the Proposal

Addition of 2 Velux windows, in the warehouse building to Bromley Place, to compliment the existing.
Addition of two new sash windows (01) to the stairwell & (02) to 2nd floor box meeting room

Has the work or change of use already started?

Yes No

If yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

01/09/2018

Has the work or change of use been completed?

Yes No

6. Existing Use

Please describe the current use of the site

30% of the site is currently being utilised by the Rayne Foundation, referred to as the Townhouse side of the property. The other side of the site is undergoing investigations, strip out and enabling works for preparation of the works.

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):

Walls

Description of existing materials and finishes (optional):

Brick, Block work, Render.

Description of proposed materials and finishes:

Brick, Block work, Render.

Roof

Description of existing materials and finishes (optional):

Existing roof materials consist of Lead, Asphalt, Modern Slate.

Description of proposed materials and finishes:

Proposed roof materials consist of Lead, Asphalt, Modern Slate.

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Existing Boundaries are being left untouched, however as due diligence will be inspected for any dilapidation.

Description of proposed materials and finishes:

Any dilapidation to the boundaries will be made good and repaired to match existing materials.

Windows

Description of existing materials and finishes (optional):

Existing windows are timber sash encasement, Timber framed planar glazing, Metal framed planar glazing and 'elux' roof lights,

7. Materials

Windows

Description of proposed materials and finishes:

Proposed windows are upgraded versions of the timber sash encasement, Timber framed planar glazing, Metal framed planar glazing and 'velux' roof lights, to comply with current building regulations, and U Value heat loss calculations.

Lighting

Description of existing materials and finishes (optional):

Existing external lighting is in place, and suffice for the current client requirements.

Description of proposed materials and finishes:

Any proposed lighting will be a separate application for external works.

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

- Proposed Drawings:
 - PL_PR_001_Site Location Plan.
 - PL_PR_002_Location Plan.
 - PL_PR_100_Proposed Ground Floor Plan.
 - PL_PR_101_Proposed First Floor Plan.
 - PL_PR_102_Proposed Second Floor Plan.
 - PL_PR_103_Proposed Roof Plan.
 - PL_PR_200_Proposed Long Section / Elevation AA.
 - PL_PR_201_Proposed Cross Section / Elevation BB.
 - PL_PR_202_Proposed Long Section / Elevation CC.

- Existing Drawings
 - PL_EX_001_Site Location Plan.
 - PL_EX_002_Location Plan.
 - PL_EX_100_Existing Ground Floor Plan.
 - PL_EX_101_Existing First Floor Plan.
 - PL_EX_102_Existing Second Floor Plan.
 - PL_EX_103_Existing Roof Plan.

- DESIGN AND ACCESS STATEMENT (INDIVIDUAL PAGES)

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 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

If Yes, please provide details:

We have designated an area for potential waste at the front of the building next to the new cycle store.

14. Waste Storage and Collection

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

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)
B1 (a) - Office (other than A2)	498	0	5	5
Total	498	0	5	5

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

18. 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
Existing employees	2	4	4
Proposed employees	3	7	6

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:

20. Industrial or Commercial Processes and Machinery

The Rayne foundation is the primary user of this property, the desire to allow other charities and associated benefactors to utilise meeting rooms has been designed into the proposals.

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
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Planner: MS Jenna Litherand (Camden) and the Architect; MS Clare Moore (c3M Studio), conducted a site walk round and visit during June.

The proposals for replacing the roof, reinstating the front entrance door, replacing the glass conservatory and renewing the plant were discussed. Ms Jenna Litherand and Ms Clare Moore agreed that the Glass elements were in disrepair and of no significant architecture or design merit.

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

25. Ownership Certificates and Agricultural Land Declaration

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

Declaration date (DD/MM/YYYY)

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)