

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 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. Site Address

Number	<input type="text" value="35"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Emerald 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 3QW"/>

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

Easting (x)	<input type="text" value="530665"/>
Northing (y)	<input type="text" value="181965"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Paul"/>
Surname	<input type="text" value="Crozier"/>
Company name	<input type="text" value="Holborn Community Association"/>
Address line 1	<input type="text" value="35, Emerald Street"/>
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	WC1N 3QW
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	Summer
Surname	Islam
Company name	6a architects
Address line 1	Rapier House, 40-46 Lambs Conduit S
Address line 2	Rapier House, 40-46 Lambs Conduit S
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	WC1N3LJ
Primary number	02072425422
Secondary number	
Fax number	
Email	summer@6a.co.uk

4. Site Area

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

0.03

Unit

5. Description of the Proposal

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

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.

Reconstruction of a community centre in order to expand and upgrade its facilities. Partial demolition of an existing building that currently operates over ground and basement levels. Retention of existing basement slab, structure, retaining walls and foundations (to be confirmed by structural engineers in subsequent design stages), as well as part of the ground floor slab. Erection of a new building with an additional first floor, with lift access to all storeys.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

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

The existing building is a late 1950's reinforced concrete frame with very poor thermal performance and an inefficient layout. The two storey building currently has two reinforced concrete staircases across its narrow width which doesn't permit the incorporation of a lift for level access - these will be demolished to rationalize the plan, introduced a new, lightweight and more economical staircase alongside a platform lift. The roof to the gym at the rear of the site is also a reinforced concrete structure, with poor thermal performance - it leaks, shows signs of damp ingress through the structure and is currently uninsulated. Where the external envelope is underperforming it will be demolished and replaced. Part of the ground floor slab will be demolished to introduce level access off the alleyway mediated by the new platform lift and a pair of steps. The structure below ground will be retained.

7. Existing Use

Please describe the current use of the site

A community centre run by Holborn Community Association, a registered charity. The activities of the community centre are described and illustrated in the design access statement accompanying this application.

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

8. 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):	Masonry and concrete frame
Description of proposed materials and finishes:	Aluminium curtain walling with glazed and solid panel infill. The new façade will give a strong material and visual presence on the alleyway and a robust finish for this location. The colour and composition of the curtain walling and infill panels are shown indicatively in the accompanying visuals. The facade may be procured as an artist's commission and it is envisaged that the local community will be involved in the development of its design.
Roof	
Description of existing materials and finishes (optional):	Concrete
Description of proposed materials and finishes:	Lightweight steel truss structure with rigid insulation and applied roofing membrane.
Windows	
Description of existing materials and finishes (optional):	Painted timber
Description of proposed materials and finishes:	Opening vents within aluminium curtain walling system
Doors	
Description of existing materials and finishes (optional):	Solid painted timber door
Description of proposed materials and finishes:	Glazed aluminium framed door at main entrance.

8. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	na
Description of proposed materials and finishes:	na

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Degraded asphalt surface at Emerald Street passageway
Description of proposed materials and finishes:	It is envisaged that some regrading of the passageway will be undertaken to improve the alleyway. This is an opportunity to creatively improve the paving and thresholds along the passageway.

Lighting	
Description of existing materials and finishes (optional):	The building is approached from the Emerald street passageway which is poorly lit by a single, wall mounted, street lamp fitting.
Description of proposed materials and finishes:	There is an opportunity to creatively improve the lighting along the Emerald Street passageway. See design access statement.

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

255_Bedford_House; Design & Access Statement
Issue sheet drawings

9. 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

10. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

11. 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'.

12. 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

13. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

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.

The proposal is the rebuilding of an existing community centre, within its existing footprint. Proposals have been developed in close consultation with services engineers. Survey of existing services to be undertaken in subsequent design stages.

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

See design and access statement, section 3. Given the confined nature of the site, it is not feasible to provide external storage. Internal collection and storage points have been considered for all types of waste to maximise the amount of recyclable material and an appropriate amount of space has been allowed for them within each room. Waste is currently collected by LBCamden from Lambs Conduit Street which is 25m from the entrance to the building. This collection point will continue to be used.

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

Yes No

If Yes, please provide details:

See note above

16. Trade Effluent

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

Yes No

17. 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

18. 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)
D2 - Assembly and leisure	373	0	402.9	402.9
Total	373	0	402.9	402.9

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

19. 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	9	
Proposed employees	2	12	

20. 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
D2 - Assembly and leisure	Start Time: 07:00 End Time: 22:00	Start Time: 07:00 End Time: 22:00	Start Time: 08:00 End Time: 20:00	

21. 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

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. 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

24. 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

Positive feedback on the proposals and support for the scheme was offered. The charity's struggle to raise sufficient funds for the previously consented scheme has resulted in a smaller proposed partial demolition and refurbishment. Edward Jarvis and Alex Bushell recommended that Kristina Smith and Neil McDonald would review the application.

25. 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?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

Name of Owner/Agricultural Tenant	GMS Estates Limited
Number	32
Suffix	
House Name	
Address line 1	Great James Street
Address line 2	
Town/city	London
Postcode	WC1N3HB
Date notice served (DD/MM/YYYY)	19/11/2018

Person role

- The applicant
 The agent

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Summer"/>
Surname	<input type="text" value="Islam"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="20/12/2018"/>

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 (cannot be pre-application)