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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	12
Suffix	
Property name	Jack Straws Castle
Address line 1	North End Way
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 7ES
Description of site location must be completed if postcode is not known:	
Easting (x)	526244
Northing (y)	186451
Description	

**2. Applicant Details**

Title	Ms
First name	M
Surname	Remus
Company name	Heathside Enterprises Ltd
Address line 1	16 New End
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	NW3 1JA
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	Philip
Surname	Atkins
Company name	Planning Resolution Ltd
Address line 1	Thorncroft Manor
Address line 2	Thorncroft Drive
Address line 3	
Town/city	Leatherhead
Country	Surrey
Postcode	KT22 8JB
Primary number	02031511626
Secondary number	02031511626
Fax number	
Email	

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).

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.

Change of use of basement and ground floor levels from Class D2 (health club) to flexible use of D1 (education), Class D2 (leisure) or Class B1 (office) with minor associated internal alterations

Has the development or work already been started without consent? ☐ 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)?

5. Listed Building Grading

- ☐ 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

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

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).

Please Refer to attached drawing and Design and Access Statement  
18144\_EX\_01\_Existing GF plan  
18144\_EX\_02\_Existing LGF plan  
18144\_EX\_11\_Existing North elevation  
18144\_EX\_12Existing South elevation  
18144\_EX\_13Existing East elevation  
18144\_PL\_01\_Proposed GF plan  
18144\_PL\_02\_Proposed LGF plan  
18144\_PL\_11\_Proposed North elevation  
18144\_PL\_12\_Proposed South elevation  
18144\_PL\_13\_ProposedEast elevation  
18144\_S\_01\_Locationplan

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 fields in the popup box.  
To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Internal Walls	
Please provide a description of existing materials and finishes:	n/a
Please provide a description of proposed materials and finishes:	Stud partitioning and plaster

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

## 9. Materials

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

Please refer to attached drawing schedule and DAS

## 10. Site Area

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

242.45

Unit

sq.metres

## 11. Existing Use

Please describe the current use of the site

Property is vacant but lasted used as private members gym (D2)

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Private members gym (D2)

When did this use end  
(if known)?  
DD/MM/YYYY

30/06/2017

**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

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

☒ 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

**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

## 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:

Please refer to submitted Proposed Ground and Lower Ground floor plans

18. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Use of existing on site storage allocated to current commercial use

19. 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

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)
D2 - Assembly and leisure	484.5	484.5	0	-484.5
Total	484.5	484.5	0	-484.5

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
Existing employees	8		
Proposed employees	8		

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
D1 - Non-residential institutions	Start Time: 07:00 End Time: 19:30	Start Time: 09:00 End Time: 15:00	Start Time: End Time:	

### 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:

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**

### 24. Hazardous Substances

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

☐ 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

**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	Mr
First name	Charles
Surname	Thuaire
Reference	2018/2605/PRE

Date (Must be pre-application submission)

18/07/2018

Details of the pre-application advice received

Formal pre-app supporting principle of use

### 28. 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

28. Authority Employee/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?

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

Name of Owner/Agricultural Tenant	Mr B Angel
Number	
Suffix	
House Name	50
Address line 1	Sheldon Avenue
Address line 2	
Town/city	Hampstead
Postcode	
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Mr AM Hirani and Mrs A Hirani
Number	1
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019



**29. Ownership Certificates and Agricultural Land Declaration**

Name of Owner/Agricultural Tenant	Angelsign Ltd
Number	10
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Albany Homes Rentals Ltd
Number	
Suffix	
House Name	The Lodge
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Albany Homes Rentals Ltd
Number	2
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

**29. Ownership Certificates and Agricultural Land Declaration**

Name of Owner/Agricultural Tenant	Albany Homes Rentals Ltd
Number	4
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Mr Renato A M M Filho and Ms Celia M M I Martins
Number	5
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Mr R Garnett
Number	6
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

## 29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Albany Homes Rentals Ltd
Number	7
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Ms S Fisher
Number	8
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Name of Owner/Agricultural Tenant	Mr J Bentata and Mrs C Bentata
Number	9
Suffix	
House Name	
Address line 1	Jack Straws Castle
Address line 2	
Town/city	
Postcode	NW3 7ES
Date notice served (DD/MM/YYYY)	07/01/2019

Person role

- ☐ The applicant  
☒ The agent

**29. Ownership Certificates and Agricultural Land Declaration**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Philip"/>
Surname	<input type="text" value="Atkins"/>
Declaration date	<input type="text" value="05/02/2019"/>

☒ 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)	<input type="text" value="05/02/2019"/>
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