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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	33
Suffix	
Property name	Highgate Business Centre
Address line 1	Greenwood Place
Address line 2	Kentish Town
Address line 3	
Town/city	London
Postcode	NW5 1LB

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

Easting (x)	528791
Northing (y)	185444

Description

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2. Applicant Details

Title	Mr
First name	Alan
Surname	Gibbons
Company name	Asiatic Carpets Limited
Address line 1	Oriental Carpet Centre
Address line 2	Block B Ground and First Floor
Address line 3	105 Eade Road
Town/city	London
Country	United Kingdom

2. Applicant Details

Postcode	N41TJ
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	David
Surname	Vokes
Company name	Hulme Upright
Address line 1	Queens Gardens Business Centre
Address line 2	31a Ironmarket
Address line 3	
Town/city	Newcastle under Lyme
Country	United Kingdom
Postcode	ST51RP
Primary number	01782621949
Secondary number	
Fax number	
Email	david.vokes@hu-arch.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	670
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.

Minor internal layout alterations and external installation of new rainscreen cladding panels and illuminated lighting to existing stair tower, replacement of existing entrance doors/over panel with new new colour coated aluminium single door and sidelight/over panel, installation of new glazed canopy above entrance doors, replacement of existing timber windows to ground floor of Greenwood Place elevation and installation of new colour coated double glazed window unit, rendering of existing ground floor brickwork to Greenwood Place elevation and installation of colour coated flashing above.

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

6. Existing Use

Please describe the current use of the site

Business Centre with multiple occupants

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? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Existing walls consist of red facing brickwork with stone detailing above and below existing doors and windows and stone string courses at various levels on the elevations. See Hulme Upright drawing N1075 - PL[0]03 for further information.
Description of proposed materials and finishes:	Existing stair tower from first floor level to roof to receive approx 480mm high copper coloured rain screen cladding panels laid horizontally on metal framework fixed to brickwork and trimmed around existing window openings. provide colour coated metal flashings/trims to all exposed edges, corners and around existing openings Rain screen cladding panel colour - Copper Trims/ flasings etc - RAL 7015 Dark Grey Ground floor elevation to Greenwood Place from 150mm above existing paving level to line of proposed colour coated flashing/trim below stone string course above to be rendered to cover the patched brickwork and to draw attention to the enhanced existing entrance point Render colour - To be agreed Trims Flashings - RAL 7015 - Dark Grey

Windows	
Description of existing materials and finishes (optional):	Existing window openings are mainly filled with 'Crittall' style painted steel windows with pivot opening lights typically installed in Victorian mill style buildings. Ground floor window and stair tower windows to all levels facing Greenwood Place are replacement painted timber casement windows with opening lights. See Hulme Upright drawing N1075 - PL[0]03 for further information.
Description of proposed materials and finishes:	Existing large casement window at Ground floor level on Greenwood Place elevation to be removed and replaced with new colour coated aluminium unit with opening casements to match existing. Frame Colour - RAL 7015 - Dark Grey See Hulme Upright drawing N1075 - PL[0]05 for further information.

Doors	
Description of existing materials and finishes (optional):	Existing doors to Greenwood Place elevation are painted/stained timber double doors with fielded panels and satin anodised aluminium ironmongery. Former overpanel/window above has been covered to allow for the installation of building signage

7. Materials

Doors	
	See Hulme Upright drawing N1075 - PL[0]03 for further information
Description of proposed materials and finishes:	Existing timber doors, signage and overpanel to be removed and replaced with new double glazed colour coated aluminium entrance/fire exit door and sidelight and lookalike glazed panel above. Frame colour - RAL 7015 Dark Grey Ironmongery - Stainless steel See Hulme Upright drawing N1075 - PL[0]05 for further information.

Other type of material (e.g. guttering) Glazed canopy and signage	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Above enhanced entrance door from Greenwood Place install new cantilevered glass canopy with stainless steel fittings. New illuminated signage to be installed onto outside face of proposed rain screen cladding to stair tower. Design and details to be agreed. See Hulme Upright drawing N1075 - PL[0]05 for further information.

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

The following drawings are being submitted in support of the application:-
N1075 - PL[0]01 Location Plan
N1075 - PL[0]02 Existing part site and ground floor plan
N1075 - PL[0]03 Existing elevations
N1075 - PL[0]04 Proposed part site and ground floor plan
N1075 - PL[0]05 Proposed elevations

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	11	11	0

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

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☒ 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:

Existing business centre with multiple tenants.

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

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

☐ 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?

- ☒ 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

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 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="David"/>
Surname	<input type="text" value="Vokes"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="23/05/2019"/>

☒ 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. ☒

26. Declaration

Date (cannot be pre-application)

23/05/2019