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Phone: 020 7974 4444  
Fax: 020 7974 1680

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Gezellig"/>
Address line 1	<input type="text" value="193-197 High Holborn"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1V 7BD"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="530363"/>
Northing (y)	<input type="text" value="181445"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Paculla Annia Ltd T/A Gezellig"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Gezellig"/>
Address line 2	<input type="text" value="193-197 High Holborn"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	WC1V 7BD
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

## 3. Agent Details

Title	Mr
First name	Alistair
Surname	Grills
Company name	Alistair Grills Associates
Address line 1	4 Chisholm Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Richmond
Country	United Kingdom
Postcode	TW10 6JH
Primary number	02089402284
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	AGA.plan@dial.pipex.com

## 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.

Refurbishment and alteration works to vacant A3 Restaurant comprising installation of internal partition wall & infill panels to provide private dining rooms; installation of replacement surface-mounted lighting & sockets to walls and suspended lighting rig to ceiling; removal of existing air condenser units at mezzanine level and location of replacement condensers with heat recovery system within existing basement plant room; plus replacement external louvre with inbuilt noise attenuation to existing air intake system in rear lightwell.

Has the development or work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)  
DD/MM/YYYY

01/04/2019

4. Description of the Proposal

Has the development or work already been completed without consent? ☒ Yes ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission) DD/MM/YYYY

31/05/2019

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)?

- ☐ 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).

See THA photographs & drawings and AGA's Design & Access Statement with Heritage Impact Assessment

9. 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) 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:	Plaster to inside of external walls

## 9. Materials

Internal Walls	
Please provide a description of proposed materials and finishes:	Repair of plaster on like-for-like basis to accommodate replacement surface-mounted conduit piping - housing wiring to replacement wall lighting and sockets. Plasterboard and glass sub-dividing panel and Crittall infill panels.

Lighting	
Please provide a description of existing materials and finishes:	Suspended lighting rig and wall lights
Please provide a description of proposed materials and finishes:	Replacement suspended lighting rig and wall lights

Other type of material (e.g. guttering) Banquette seating	
Please provide a description of existing materials and finishes:	Timber and cushioned seating against external walls
Please provide a description of proposed materials and finishes:	Replacement banquette seating - similar to that being replaced and in similar locations

Ceilings	
Please provide a description of existing materials and finishes:	Non-original plaster on concrete ceiling to main Dining Area.
Please provide a description of proposed materials and finishes:	Ecophon Master B acoustic panels fixed to existing non-original soffit. 40mm overall thickness with panel sizes cut to suit layout of existing ceiling and position of suspended lighting rig. Acoustic panels fixed by adhesive - see THA drawings for further detail.

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

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

See THA drawings and AGA's Design & Access Statement accompanying application

## 10. Site Area

What is the measurement of the site area? (numeric characters only).	305
Unit	sq.metres

## 11. Existing Use

Please describe the current use of the site

A3 Restaurant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

A3 Restaurant

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

02/04/2018

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

## 11. Existing Use

- 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

As existing

## 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

## 15. Assessment of Flood Risk

☐ 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:

As existing for previous restaurant - see THA drawings

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

☒ Yes ☐ No

If Yes, please provide details:

As existing for previous restaurant - see THA drawings

## 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

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
Proposed employees	31	0	31

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
A3 - Restaurants and cafes	Start Time: 12:00 End Time: 00:00	Start Time: 12:00 End Time: 00:00	Start Time: 12:00 End Time: 00:00	

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:

Air conditioning to restaurant and mechanical ventilation & fume extract from kitchen.  
Existing air intake within rear lightwell to be sound-attenuated.  
Existing vertical stack exhaust within rear lightwell.  
New Monobloc air-to-water condensers within existing basement plant room.  
Heat Recovery system within existing basement plant room.

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?

- ☒ 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	Obote
Surname	Hope
Reference	

Date (Must be pre-application submission)

--

Details of the pre-application advice received

On-going general guidance on requirements in respect of partition walling; replacement seating; internal lighting; plus plant location & noise attenuation requirements in discussion with Camilo Castro-Llach in Camden Environmental Health

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

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	MacTaggart Family & Partners
Number	
Suffix	
House Name	c/o Chris Bradshaw
Address line 1	Fletcher King
Address line 2	61 Conduit Street
Town/city	London
Postcode	W1S 2GB
Date notice served (DD/MM/YYYY)	19/06/2019



29. Ownership Certificates and Agricultural Land Declaration

Person role

- ☒ The applicant
- ☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Alistair"/>
Surname	<input type="text" value="Grills"/>
Declaration date	<input type="text" value="19/06/2019"/>

☒ 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="19/06/2019"/>
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