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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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

Other

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

2. Applicant Details

Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text"/>
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	<input type="text" value="Miss"/>
First name	<input type="text" value="Laurel"/>
Surname	<input type="text" value="Nyberg"/>
Company name	<input type="text" value="Boyer Planning"/>
Address line 1	<input type="text" value="2nd Floor, 24 Southwark Bridge Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="SE1 9HF"/>
Primary number	<input type="text" value="02032682437"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="laurelnyberg@boyerplanning.co.uk"/>

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.

The change of Use of young offenders sheltered accommodation, HCS bedsit units and a general needs maisonette to 7 residential units for affordable rent. Minor external and internal alterations are proposed to facilitate the conversion to affordable housing. This includes the following:

- Removal of a modern rear external spiral stair which runs from third floor to basement level.
- Installation of an external steel access stair within the front lightwell of no. 5 running from ground floor to basement level.
- Rebuild the rear parapet above no. 5's closet wing.
- Installation of 5no. conservation style rooflights on the front and side roof slopes.
- 'Like for like' replacement of windows and doors where necessary.
- Replacement of modern downpipes with cast iron.

Additional details of works to the listed building are outlined within the Planning Statement and DAS.

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)?

- 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 see DAS and planning statement for further details.

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.

Windows	
Please provide a description of existing materials and finishes:	Timber
Please provide a description of proposed materials and finishes:	Timber

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

Where materials are being replaced this will be replaced by a 'like for like' material which is sympathetic to the existing building. Additional details are provided in the Design and Access Statement and Planning Statement.

10. Site Area

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

324

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The site was previously used to provide bedsit accommodation for young offenders with Numbers 5-7 Frederick Street providing 17 bedsit units. No.3 Frederick Street contains two further bedsits and a general needs affordable rent maisonette. The young offenders' accommodation was closed following consultation with LB Camden in 2018 and the properties have since remained vacant.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

bedsit accommodation and affordable rent maisonette.

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

01/03/2018

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

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

There will be no changes to the sewer drainage system.

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:

GROUND FLOOR PLAN - AS PROPOSED 6214-FS3-7-P02
BASEMENT PLAN - AS PROPOSED 6214-FS3-7-P01

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:

Please see Planning Statement, DAS and proposed ground floor plan.

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

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	1	5	1	0	0	7
Total	1	5	1	0	0	7

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Total proposed residential units

7

Total existing residential units

0

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

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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:

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Ben"/>
Surname	<input type="text" value="Farrant"/>
Reference	<input type="text" value="2019/1432/P"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

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 A 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 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

Other

First name

Surname

Declaration date

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)