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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	181
Suffix	
Property name	
Address line 1	Mansfield Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 2HP

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

Easting (x)	527898
Northing (y)	185380

Description

The site is a portion of the Ludham Garages below the residential flats, connected to the existing London School of Mosaic. London School of Mosaic address: 181 Mansfield Rd, London NW3 2HP.

2. Applicant Details

Title	Mr
First name	David
Surname	Tootill
Company name	London School of Mosaic
Address line 1	181, Mansfield Road
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	NW3 2HP
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Miss
First name	Rhianon
Surname	Morgan-Hatch
Company name	Public Works Ltd.
Address line 1	Space Studios
Address line 2	Studio 9 , Aspire Point
Address line 3	2 Jupp Road West
Town/city	London
Country	United Kingdom
Postcode	E15 2ZN
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	1629
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.

Conversion of garages beneath Ludham estate (area: 1,629sqm) to become an extension to existing independent art and vocational training school, London School of Mosaic. Change of use from vacant basement residential parking (C3) to training centre (D1). The existing neighbouring site where the London School of Mosaic are tenants is within use class D1.

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

6. Existing Use

Please describe the current use of the site

The site is currently vacant and has been since 2000 when it was closed off completely. Waste from Ludham residents is currently collected within the undercroft and dealt with by the Ludham caretaker.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Car parking garages for Ludham residents above.

When did this use end (if known)? DD/MM/YYYY 01/01/2000

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):	Concrete walls below ground and brick above, bricks are painted on the outside.
Description of proposed materials and finishes:	Where bricks need to be replaced or repaired they will be done so to match existing.

Windows	
Description of existing materials and finishes (optional):	The current openings have painted steel grates on both the North and South Elevation.
Description of proposed materials and finishes:	Aluminium framed windows and any ventilation panels will sit inside the steel grates, therefore will not be visible from the outside.

Doors	
Description of existing materials and finishes (optional):	The main entrance/exit door on the South face, facing towards Lismore Circus is metal painted black. The fire exit doors onto the gardens on the North face of building are black painted timber.
Description of proposed materials and finishes:	All doors will be replaced to match existing doors. The main entrance/exit door will be black painted metal and the fire exit doors black painted timber.

Lighting	
Description of existing materials and finishes (optional):	There is minimal lighting to the external facades of the building currently.
Description of proposed materials and finishes:	There will be improved lighting near the three exterior entrance/exits.

7. Materials

Other type of material (e.g. guttering) Exterior downpipes. Rubbish chutes

Description of existing materials and finishes (optional):

Black plastic downpipes. Stainless steel rubbish chutes.

Description of proposed materials and finishes:

Black plastic downpipes. Stainless steel rubbish chutes will be removed and replaced with brickwork to match existing.

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

097 (L) 001 Location Plan
097 (L) 002 Existing Plan
097 (L) 003 Existing Elevations
097 (L) 004 Existing Sections
097 (L) 005 Proposed Plan
097 (L) 006 Proposed GA 1
097 (L) 007 Proposed GA 2
097 (L) 008 Proposed Elevations
097 (L) 009 Proposed Sections

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

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

11. Assessment of Flood Risk

- ☐ 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:

- ☒ 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.

See 097(L) 006 PR GA 1 and 097(L) 007 PR GA 2 for details on drainage system connections

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Each 12 or 24sqm studio will have individual landfill waste and recycling waste bins. These will be collected twice weekly and added to Ludham residential bin stores which will either be inside the Undercroft in the existing locations or re-located on the South side of the building. Locations have been proposed but final locations have not yet been agreed between Camden Council and Ludham residents.

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

If Yes, please provide details:

Currently there is no separation of landfill and recycling waste anywhere at Ludham for the residents therefore we have advised Camden Council to have sufficient landfill and recycling waste storage bins in place. The proposed site will make sure that waste is separated and that there are sufficient waste and recycling bins within the undercroft.

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

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)
Other	1629	1629	1629	0
Total	1629	1629	1629	0

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

18. 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	2	2	

19. 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: 10:00 End Time: 18:30	Start Time: 10:00 End Time: 15:00	Start Time: 10:00 End Time: 15:00	

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

20. Industrial or Commercial Processes and Machinery

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

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

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

Details required within planning statement to include land use, planning history, amenity, access details and a design statement. Use the Whittington Garages proposals as a reference for quantity of detail required (2019/1397/P). Include explanation of the build up of the ceiling between residential above and garages below.

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

25. Ownership Certificates and Agricultural Land Declaration

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	
Number	5
Suffix	
House Name	
Address line 1	Pancras Square
Address line 2	
Town/city	London
Postcode	N1C 4AG
Date notice served (DD/MM/YYYY)	09/09/2019

Person role

- ☐ The applicant
☒ The agent

Title	Miss
First name	Rhianon
Surname	Morgan-Hatch
Declaration date (DD/MM/YYYY)	09/09/2019

☒ 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. ☒

Date (cannot be pre-application)	09/09/2019
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