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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	St Lukes Vicarage
Address line 1	Kidderpore Avenue
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 7SU
Description of site location must be completed if postcode is not known:	
Easting (x)	525273
Northing (y)	185892

Description

Primary school is situated in the lower ground floor of the church. The playground sits behind the church and next to the vicar's garden. The building and land is rented by the St Luke's CE School from the parish church council and Rev Alistair Tresidder. I have attached the copy of the lease and agreement has been given by all parties for the existing playground to be redeveloped.

2. Applicant Details

Title	Ms
First name	Jo
Surname	Iwanicki
Company name	St Luke's CE School
Address line 1	St Luke's CE School
Address line 2	Kidderpore Avenue
Address line 3	

2. Applicant Details

Town/city

London

Country

Postcode

NW3 7SU

Primary number

Secondary number

Fax number

Email address

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

3. Agent Details

No Agent details were submitted for this application

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 works are to redevelop an existing playground at St Luke's CE School. The school is situated in the lower ground floor of St Luke's Church. The surrounding lands are owned by the parish church council and the diocese. The school has a lease with the Vicar of St Luke's THE REVEREND ALISTAIR CHARLES TRESIDDER and THE PAROCHIAL CHURCH COUNCIL OF THE PARISH OF ST LUKE WEST HAMPSTEAD and ST LUKE'S CHURCH OF ENGLAND SCHOOL. Permission has been sought and agreed by Rev Alistair Tresidder, Inigo Wolf at the LDBS, Ms Jo Iwanicki (Head of School) and the PCC.

The works will include resurfacing of the existing playground, replacing existing fences, removing a free standing wooden structure and replacing with two free standing structures with roofs, but no walls. None of these structures are attached to the church building and every effort has been made to ensure the plans are sympathetic to our church.

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

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.

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	existing wooden fences
Please provide a description of proposed materials and finishes:	replaced with wooded closed board fences

Other type of material (e.g. guttering) Playground surfacing	
Please provide a description of existing materials and finishes:	existing gravel, AstroTurf, wetpour and tarmac playground surfaces
Please provide a description of proposed materials and finishes:	replaced with decking with GripDeck boards, AstroTurf, and wetpour playground surfaces

Roof covering	
Please provide a description of existing materials and finishes:	existing freestanding wooden structure with roof and open side walls
Please provide a description of proposed materials and finishes:	replaced with 2 freestanding canopies with polycarbonate roof and wooden posts. No sides walls

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

10. Site Area

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

472

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

St Luke's CE school is situated in the lower ground floor of St Luke's Church. The surrounding land is the current school playground and both the building and land is owned by the church. St Luke's CE School rent the land and school building from the church and the vicar. See the attached lease agreement. The land is currently used as a playground and the work is to redevelop the existing playground; replacing old surfaces with more suitable materials, replacing and old wooden structure with 2 new wooden and polycarbonate structures that will take up less room and will allow light through. The current wooden boundary fences are broken and need to be replaced to secure the site and ensure the children's safety. The muga pitch will have two new raised areas of fence to prevent balls damaging the windows of the church. All plans have been sympathetic to the church and the surrounding trees.

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

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

Other

Not applicacable

- 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 -

16. Trees and Hedges

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

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

☐ Yes ☒ No

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

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:

23. Industrial or Commercial Processes and Machinery

The playground will be resurfaced. The AstroTurfed top playground will be resurfaced with AstroTurf. The tarmac and wetpour/softpour bottom playground will be resurfaced with wetpour and the sloped graveled area will be replaced with decking to enable better access to prams and wheelchairs. The existing wooden fences will be replaced with wooden fences. the current wooden structure will be taken down and two new free standing structures with no sides/walls will be erected. One on the graveled area and one in the bottom playground. Structures and fencing will be built off site and put together onsite. Due to the narrow side entrance and gate we are not able to use any heavy machinery and work will mainly consist of hand tools and portable hand tools.

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"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

Phone call to Camden Planning October/November 2018 - advised no planning permission would be needed
Advice from Claire Brown - Senior Planner Camden, dealing with CIL funding bid to seek planning advice September 2019
Plans and photographs sent to Camden Planning department.
Phone call with Kate Henry 11th September 2019 - advised to put in a planning application

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	
Number	12
Suffix	
House Name	St Luke's CE School
Address line 1	Kidderpore Avenue
Address line 2	
Town/city	London
Postcode	NW3 7SU
Date notice served (DD/MM/YYYY)	30/05/2019

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Jo"/>
Surname	<input type="text" value="Iwanicki"/>
Declaration date	<input type="text" value="30/05/2019"/>

☒ 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="11/09/2019"/>
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