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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area 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 | <input type="text" value="2"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Swain's Lane"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="London"/> |
| Postcode | <input type="text" value="N6 6QS"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="528316"/> |
| Northing (y) | <input type="text" value="186358"/> |

Description

2. Applicant Details

| | |
|----------------|--------------------------------------------|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Suresh"/> |
| Surname | <input type="text" value="Patel"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="2 Swains Lane"/> |
| Address line 2 | <input type="text" value="Highgate"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="London"/> |
| Country | <input type="text"/> |

2. Applicant Details

| | |
|------------------|--------|
| Postcode | N6 6QS |
| 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 | Peter |
| Surname | Brown |
| Company name | Peter Brown Associates |
| Address line 1 | 63 Grosvenor St |
| Address line 2 | Mayfair |
| Address line 3 | |
| Town/city | London |
| Country | |
| Postcode | W1K 3JG |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Site Area

| | |
|-------------------------------------------------------------------------|-----------|
| What is the measurement of the site area? (numeric characters only). | 127 |
| Unit | sq.metres |

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

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.

To demolish the existing premises and replace with a new A1 retail unit at ground floor level and to construct 4 x 1 Bed Flats above.

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

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing buildings services and facilities generally are now old, dilapidated, run down, unmodernised and well below modern commercial and residential standards.

7. Existing Use

Please describe the current use of the site

The site comprises a single storey retail unit in the form of an extension to the original two storey dwelling, set back 12m from the road. The ground floor part operating as a News Agent/ shop, with WC facility and storage at the rear. The first Floor of the original house at the rear accommodates a 2Bed Flat, living bathroom and Kitchen facilities.

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

8. 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): | |
| Description of proposed materials and finishes: | Face brick work to the two flank side & rear walls with insulated flat metal outer panels to the front elevation. |

| | |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Roof | |
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | High performance 3 layer felt to flat roof structure with Brick parapet upstand to perimeter walls |

| | |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Windows | |
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | Double glazed sliding doors with colour coated aluminium frames and door frames, top hung casements to bathroom & Kitchen windows. |

| | |
|------------------------------------------------------------|--------------------------------------------------------------------|
| Doors | |
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | 1/2hr/ 1hr FR as appropriate flush faced with spray painted finish |

| | |
|------------------------------------------------------------|--------------------------------------|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | The boundary are the perimeter walls |

8. Materials

| | |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Boundary treatments (e.g. fences, walls) | |
| Description of proposed materials and finishes: | The boundaries are the perimeter walls of the building so they are boundary fence walls in terms of Party Walls |

| | |
|------------------------------------------------------------|------|
| Vehicle access and hard standing | |
| Description of existing materials and finishes (optional): | None |
| Description of proposed materials and finishes: | None |

| | |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lighting | |
| Description of existing materials and finishes (optional): | Conventional overhead fluorescent strip lighting to retail unit with down lights externally to advertising hoarding above Shop frontage. Conventional ceiling pendant lighting to Flat premises. |
| Description of proposed materials and finishes: | LED's for display lighting in the retail unit, external LED units to Shop Advertising Hoarding. Recessed LED down lights and energy saving luminaires in common Parts |

| | |
|------------------------------------------------------------|-----------------------------------------------------------------|
| Other type of material (e.g. guttering) uPVC R W Hoppers | |
| Description of existing materials and finishes (optional): | Black cast iron hoppers and down pipes, no gutters. |
| Description of proposed materials and finishes: | Upvc hoppers and 65mm dia rain water pipes, colour to be agreed |

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

PBA Drawings - Perspective sketch (no drawing number)
Site Location Plan 1: 1250 Drg No: 219/03/01
Plans as Existing:- Drg Nos : 218/06/02 Rev B, /03B, /04B,/05B - A3
Proposed Plans:- Nos:219/03/06 Rev B, /07B. /08B, /09B, - A4
/10B, /11B - A3
Covering Letter Dated 12th November 2019
Design and Access Statement
CIL Form

9. 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

10. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

11. 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'.

12. 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

13. 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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

14. 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

15. Waste Storage and Collection

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

If Yes, please provide details:

There is no space for the siting of a separate bin store within this restricted site. Re-cyclable and non-recyclable waste is incorporated in the new kitchen design and internal storage room in the retail unit. The specially coloured bags are put out on to the pavement on the special collection day each week in accordance with Camden's Refuse Collection Protocol.

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

If Yes, please provide details:

Re-cyclable and non-recyclable waste is to be stored within the new kitchen design in the flats and storage room in the retail unit. The specially coloured bags are put out on to the pavement on the special collection day each week in accordance with Camden's Refuse Protocol.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

17. 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 'Market' residential units

| Market: Proposed Housing | | | | | | |
|--------------------------|--------------------|---|---|----|---------|-------|
| | Number of bedrooms | | | | | |
| | 1 | 2 | 3 | 4+ | Unknown | Total |
| Flats/Maisonettes | 2 | 0 | 0 | 0 | 0 | 2 |
| Total | 2 | 0 | 0 | 0 | 0 | 2 |

Add 'Social' residential units

17. Residential/Dwelling Units

| Social: Proposed Housing | | | | | | |
|--------------------------|--------------------|---|---|----|---------|-------|
| | Number of bedrooms | | | | | |
| | 1 | 2 | 3 | 4+ | Unknown | Total |
| Houses | 0 | 0 | 0 | 0 | 0 | 0 |
| Flats/Maisonettes | 1 | 0 | 0 | 0 | 0 | 1 |
| Total | 1 | 0 | 0 | 0 | 0 | 1 |

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

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units

3

Total existing residential units

0

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. 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 |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 1 | | |
| Proposed employees | 2 | 1 | |

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

21. 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:

News Agents/ magazines confectionary, sale Lottery Tickets etc.
No mechanical processes no plant, no installation of special machinery.

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

22. Hazardous Substances

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

☐ Yes ☒ No

23. 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

24. 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

25. 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?

26. 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

First name

26. Ownership Certificates and Agricultural Land Declaration

| | |
|------------------------------------------------------|-----------------------------------------|
| Surname | <input type="text" value="Patel"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="13/11/2012"/> |
| <input checked="" type="checkbox"/> Declaration made | |

27. 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="13/11/2019"/> |
|----------------------------------|-----------------------------------------|