

Email: planning@camden.gov.uk
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	14
Suffix	
Property name	
Address line 1	Gordon Square
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1H 0AR
Description of site location must be completed if postcode is not known:	
Easting (x)	529720
Northing (y)	182212
Description	

2. Applicant Details

Title	Other
Other	Dr
First name	
Surname	Wykes
Company name	The Trustees of Dr. Williams's Library
Address line 1	14, Gordon Square
Address line 2	
Address line 3	

2. Applicant Details

Town/city	London
Country	
Postcode	WC1H 0AR
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mrs
First name	Helen
Surname	Wood
Company name	CPMG Architects
Address line 1	23
Address line 2	Warser Gate
Address line 3	
Town/city	Nottingham
Country	
Postcode	NG1 1NU
Primary number	
Secondary number	
Fax number	
Email	

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.

External refurbishment, interior re-ordering, modifications to rear roof and construction of two new external archive stores.

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)?

5. Listed Building Grading

- ☐ 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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

9072

Cubic metres

What is the volume of the part to be demolished?

8.5

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1890

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Alterations are required throughout the heritage asset to re-order the building to bring it into viable use and to remove non-original elements. This includes;

- A number of late cast iron interventions are to be removed, floors reinstated and repaired as required.
- Access point required to the South wing front façade at level 2, to allow for wheelchair access
- Access points required to the North and South Wings, rear elevation, on levels 2-4 for the new archive extensions
- A number of floors need to be replaced due to structural failings, as part of these works a new lift will be allowed for within the North wing.
- To maximise the available space within the listed building dormers will be installed to the rear of the North and South wings, roof timbers to be altered to suit.
- External staircases to the front elevation external well, serving levels 1-2, to be removed as they are dangerous and on the verge of collapse.
- Modern extension to the front elevation within the external well, North wing, to be removed

The Building fabric is to be carefully altered to suit these needs; further information can be found within the associated demolition plans and elevations.

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

The structural engineer's findings show that significant and urgent repair work is necessary to the structure of the building. A major implication of their research shows that the existing structure which while ostensibly robust, was not designed in the first instant for the storage of books – it was designed for domestic use. In consequence, space has to be found to house the books currently stored above level three.

A major component of the proposals is to construct two purpose made four-storey archives to the rear of the building. These will be constructed in the area of the site between the Library and the Morley building (also in the ownership of the Trust and currently leased to University College London). These are required not only to relieve the structural problems but to house the collections in appropriate and much needed modern environmental conditions.

Alterations are required to the rear of the existing roof to allow for new dormer windows, these changes are required to accommodate a caretaker's flat. This is an essential requirement for the security of the collection and building without this alteration to the heritage asset a further floor would need to be added to one of the extensions.

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

8. Listed Building Alterations

- 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).

Selected internal stripping out of walls, doors and ceilings will be required throughout the building. Please refer to the associated demolition plans for further information, drawing numbers listed below.

In most instances, doors/walls highlighted to be removed are not considered original to the building, therefore no significance loss is considered.

W82-CPM-Z1-01-DR-A-11001
W82-CPM-Z1-02-DR-A-11002
W82-CPM-Z1-03-DR-A-11003
W82-CPM-Z1-04-DR-A-11004
W82-CPM-Z1-05-DR-A-11005
W82-CPM-Z1-06-DR-A-11006
W82-CPM-Z1-07-DR-A-11007
W82-CPM-Z1-08-DR-A-11008
W82-CPM-Z1-ZZ-DR-A-11009
W82-CPM-Z1-ZZ-DR-A-11002

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.

External Walls	
Please provide a description of existing materials and finishes:	Brickwork finished internally with lime plaster. Brickwork finished internally with gypsum skim. Sundry extraneous service fittings.
Please provide a description of proposed materials and finishes:	Infills Within Existing Brick Facade- Brick infill to be on a like for like basis with existing bricks (colour/texture/scale). Internal finishes either Fiberlime or plaster skim depending on the existing internal finish. Sundry extraneous service fittings, balanced flues, etc. to be removed and brickwork made good. External rear existing facades to be cleaned, restored and generally overhauled. Archive Extensions to be finished in glazed reflective cladding with brick elements. Brickwork to match the existing on a like for like basis. Glazed links between existing building and new archive stores, proprietary curtain walling system PPC to match new dormer assemblies.

Roof covering	
Please provide a description of existing materials and finishes:	Concrete interlocking tiles fixed to timber rafters. Lead lined secret gutters throughout.

9. Materials

Roof covering	
Please provide a description of proposed materials and finishes:	<p>Front Elevation and Central Core, Existing Building- Tiles removed and Welsh slate in line with the original Donaldson specification reinstated. Timber rafters to be retained where possible.</p> <p>Lead lined secret guttering retained and refurbished to existing building.</p> <p>New Dormer Windows to Existing Building- Dormers to be wrapped in Zinc interlocking standing seam, colour matched to slate tiles.</p> <p>New archive stores to have inverted roof build up, finished with stone pavers.</p>

Windows	
Please provide a description of existing materials and finishes:	<p>Timber sash windows to the front elevation. Galvanised steel casement windows to the rear elevation.</p>
Please provide a description of proposed materials and finishes:	<p>All existing windows to be retained in line with the demolition plans.</p> <p>Retention and complete refurbishment of galvanised steel casement windows.</p> <p>New windows to dormers to be aluminium PPC, colour matched to zinc.</p>

Rainwater goods	
Please provide a description of existing materials and finishes:	Cast Iron rain water pipes and hoppers, painted black.
Please provide a description of proposed materials and finishes:	Cast aluminium rain water pipes and hoppers, PPC black.

Internal Walls	
Please provide a description of existing materials and finishes:	<p>Original specification- Lime plaster on solid and timber stud.</p> <p>Modern interventions- Timber stud, boarded and skimmed plaster.</p>
Please provide a description of proposed materials and finishes:	<p>Fire Walls- Timber stud walls with fire boards, taped and sealed.</p> <p>Non fire rated walls- Timber stud with proprietary lime based board materials.</p> <p>Internal walls to the archive stores, specialist four hour fire cladding.</p>

External Doors	
Please provide a description of existing materials and finishes:	Timber panelled door with glass vision panel.
Please provide a description of proposed materials and finishes:	<p>New entrance door to South wing to replicate and mirror the North wing timber panelled door with glass vision panel.</p> <p>New external doors to archive extensions, solid timber high security door, painted black to match existing.</p>

9. Materials

Floors	
Please provide a description of existing materials and finishes:	Timber floor boards affixed to timber joists. Carpet and linoleum has been glued in many locations to floorboards.
Please provide a description of proposed materials and finishes:	Floorboards to be retained where possible, a number are damaged due to failing floors and age, estimated 80% reusable. Re-used boards affixed to a new 18mm plywood diaphragm on top of new timber joists. Diaphragm required for structural reasons, please refer to structural Engineers Summary report for further information. Alternative Finishes- Carpet, typically within library reading rooms Ceramic tiles, typically bathrooms, shower rooms and culinary areas Vinyl, typically within strong rooms New archive floors to be composite concrete metal deck to achieve four hour fire protection.

Ceilings	
Please provide a description of existing materials and finishes:	Lath and plaster ceilings affixed to timber joists.
Please provide a description of proposed materials and finishes:	Due to fire requirements of the building, as advised by Building Control, all new ceilings will be constructed with fire rated boards affixed to the new timber floor joists. These will have the appearance of a plain plastered ceiling, as existing.

Chimney	
Please provide a description of existing materials and finishes:	Brick work chimney stacks
Please provide a description of proposed materials and finishes:	Brick work chimney stacks to be carefully deconstructed and rebuilt on a like for like basis, as directed by the Structural Engineer.

Internal Doors	
Please provide a description of existing materials and finishes:	Most doors to North and South wings are later additions. Typically flat panelled timber doors on fire routes, without the associated fire rating requirement. Original timber and timber and glass panelled doors in central wing to be retained.
Please provide a description of proposed materials and finishes:	Retention of and reuse of existing original panelled doors, frames and architraves wherever possible. New work to match the original timber panelled doors, with glazed panels as required. Access door to proposed archive stores to be specialist four hour fire rated.

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	Listed metal railings to Gordon Square
Please provide a description of proposed materials and finishes:	Modifications associated with new and existing disabled ramp provision to include railing on a like for like basis.

9. Materials

Lighting	
Please provide a description of existing materials and finishes:	Existing external way lighting and security lighting. Existing internal lighting of various types and age.
Please provide a description of proposed materials and finishes:	Existing external way lighting and security lighting retained. New fittings to appropriate environmental standards as advised by specialists. Existing internal lighting to be completely overhauled to modern energy efficient and fire rated standards.

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

Heritage Statement;
8555-CPM- ZZ-ZZ-RP-A-10001

Design & Access Statement;
8555-CPM- ZZ-ZZ-RP-A-10003

Demolition Plans;
W82-CPM-Z1-01-DR-A-11001
W82-CPM-Z1-02-DR-A-11002
W82-CPM-Z1-03-DR-A-11003
W82-CPM-Z1-04-DR-A-11004
W82-CPM-Z1-05-DR-A-11005
W82-CPM-Z1-06-DR-A-11006
W82-CPM-Z1-07-DR-A-11007
W82-CPM-Z1-08-DR-A-11008
W82-CPM-Z1-ZZ-DR-A-11009
W82-CPM-Z1-ZZ-DR-A-11002

10. Site Area

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

1006

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Specialist historic library with lettable office use and lecture 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

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

12. Pedestrian and Vehicle Access, Roads and Rights of Way

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.

Existing combined drainage system is to be retained. No new requirement for the proposed archive extensions.

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?

17. Biodiversity and Geological Conservation

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

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

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

Add 'Key Worker' residential units

Key Worker: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Live-Work Units	1	1	0	0	0	2
Total	1	1	0	0	0	2

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

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

Add 'Key Worker' residential units

19. Residential/Dwelling Units

Key Worker: Existing Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Live-Work Units	2	1	0	0	0	3
Total	2	1	0	0	0	3

Total proposed residential units

2

Total existing residential units

3

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

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)
B8 - Storage or distribution	762.9	537.2	602.8	65.6
B1 (a) - Office (other than A2)	340.6	0	555.1	555.1
Total	1103.5	537.2	1157.9	620.7

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

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:

N/A

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Pre application workshops held with Kate Henry and Colette Hatton on; 09.05.2019, 27.06.2019 and 21.08.2019.

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 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

29. Ownership Certificates and Agricultural Land Declaration

Title	Other
Other	Dr
First name	David
Surname	Wykes
Declaration date	08/11/2019

☒ 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)	08/11/2019
----------------------------------	------------