

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. 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 | 9 |
| Suffix | |
| Property name | 9-13 Grape Street |
| Address line 1 | Grape Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | London |
| Postcode | WC2H 8ED |

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

| | |
|--------------|--------|
| Easting (x) | 530152 |
| Northing (y) | 181385 |

Description

The existing building is located on Grape Street, close to Covent Garden and around halfway between Tottenham Court Road and Holborn Underground stations. The building is four storeys in height, with a basement and comprises 1017 sqm of floorspace. It forms part of an attractive Edwardian terrace containing three interconnecting buildings. The existing building has been stripped out to a shell & core condition, but the last use included office and photographic studios, gymnasium and gallery, which together have been classed by the Council as a sui generis use. The property is not listed but lies within the Bloomsbury Conservation Area.

2. Applicant Details

| | |
|----------------|----------------------|
| Title | Mr |
| First name | John |
| Surname | Lovell |
| Company name | Lovell Consulting |
| Address line 1 | 26 Farringdon Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | London |

2. Applicant Details

| | |
|---|----------|
| Country | |
| Postcode | EC4A 4AB |
| Are you an agent acting on behalf of the applicant? | |
| <input checked="" type="radio"/> Yes <input type="radio"/> No | |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

3. Agent Details

| | |
|------------------|------------------|
| Title | Mr |
| First name | colin |
| Surname | butcher |
| Company name | delta architects |
| Address line 1 | delta architects |
| Address line 2 | 1 batemans row |
| Address line 3 | |
| Town/city | london |
| Country | United Kingdom |
| Postcode | ec2a 3hh |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Site Area

| | |
|---|------------|
| What is the measurement of the site area? (numeric characters only). | 258.00 |
| Unit | Sq. metres |

5. Site Information

Title number(s)
Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

| | |
|--------------|-----------|
| Title Number | NGL600783 |
|--------------|-----------|

5. Site Information

| | |
|--------------|-----------|
| Title Number | NGL445749 |
|--------------|-----------|

| | |
|--------------|--------|
| Title Number | 126970 |
|--------------|--------|

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

Public/Private Ownership

What is the current ownership status of the site? ☐ Public ☒ Private ☐ Mixed

6. 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.

In February 2020 planning permission was granted (2019/4275/P) for the proposed change of use of the building for office purposes (use class B1a). In terms of the proposed 'associated works', some internal works were going to be undertaken, but these did not need permission and were not the subject of this application. The external works proposed which were the subject of the application included new roof lights to the rear side of the existing pitched roof and replacement plant (heat retention units), also to the rear of the existing roof.

The new proposal is for an amendment to the planning approved third floor plan, where a new opening will be made on the rear elevation of the building, allowing access to the roof via an existing external ladder.

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

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? ☐ Yes ☒ No

Do the proposals cover the whole existing building(s)? ☒ Yes ☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? ☐ Yes ☒ No
If the proposal does not include affordable housing, select 'No'.

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

| | |
|-------------------------|---|
| Building reference | 1 |
| Maximum height (Metres) | 0 |
| Number of storeys | 0 |

Loss of garden land

Will the proposal result in the loss of any residential garden land? ☐ Yes ☒ No

Projected cost of works

| | |
|---|-----------|
| Please provide the estimated total cost of the proposal | Up to £2m |
|---|-----------|

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☒ Yes ☐ No

Please add details of any superseded consent(s)

| LPA Application Number | Partial Supersedence | Unit Reference | Component Description |
|------------------------|----------------------|----------------|-----------------------|
| 2019/4275/P | No | | |

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

| Phase Detail | Commencement Month | Commencement Year | Completion Month | Completion Year |
|--------------------|--------------------|-------------------|------------------|-----------------|
| Entire Development | March | 2021 | September | 2021 |

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Existing Use

Please describe the current use of the site

The existing building has been stripped out to a shell & core condition, but the last use included office and photographic studios, gymnasium and gallery, which together have been classed by the Council as a sui generis use.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site

Suis generis consisting of office and photographic studios, gymnasium and gallery.

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

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

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

13. Existing and Proposed Uses

| Use Class | Existing gross internal floor area (square metres) | Gross internal floor area lost (including by change of use) (square metres) | Gross internal floor area gained (including change of use) (square metres) |
|--------------------------------|--|---|--|
| B1(a) - Office (other than A2) | 1017 | 0 | 0 |
| Total | 1017 | 0 | 0 |

14. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

| | |
|--|---|
| Walls | |
| Description of existing materials and finishes (optional): | Existing brick wall to the rear elevation will be cut out to make the opening for the door. |
| Description of proposed materials and finishes: | New door will be partially glazed with an aluminium frame, colour to match the brown colour of the shopfront. |

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

TP106e Proposed Site Plan
TP135 Approved and Proposed Rear Elevation
TP115 Approved and Proposed Third Floor Plan

15. 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

16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☐ Yes ☒ No

18. 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

18. Trees and Hedges

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'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national 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

20. 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

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space?

☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

☐ Yes ☒ No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

22. 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

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

☐ Yes ☒ No

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall?

☐ Yes ☒ No

Does the proposal include re-use of grey water?

☐ Yes ☒ No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes ☒ No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes ☒ No

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☐ Yes ☒ No

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be

28. Waste and recycling provision

provided

| | |
|-------------------------|--|
| 1 | |
| Internal Dry Recycling | |
| Internal Food Waste | |
| Internal Residual Waste | |
| External Dry Recycling | |
| External Food Waste | |
| External Residual Waste | |
| Reason | A recycling facility has not been allocated within the design as it is believed that all waste is left in bin bags on the street for collection. |

29. Utilities

Water and gas connections

| | |
|--|---|
| Number of new water connections required | 0 |
| Number of new gas connections required | 0 |

Fire safety

Is a fire suppression system proposed? ☐ Yes ☒ No

Internet connections

| | |
|---|---|
| Number of residential units to be served by full fibre internet connections | 0 |
| Number of non-residential units to be served by full fibre internet connections | 1 |

Mobile networks

Has consultation with mobile network operators been carried out? ☐ Yes ☒ No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps? ☐ Yes ☒ No

Solar energy

Does the proposal include solar energy of any kind? ☐ Yes ☒ No

Passive cooling units

| | |
|---|---|
| Number of proposed residential units with passive cooling | 0 |
|---|---|

Emissions

| | |
|--|------|
| NOx total annual emissions (Kilograms) | 0.00 |
| Particulate matter (PM) total annual emissions (Kilograms) | 0.00 |

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations? ☒ Yes ☐ No

30. Environmental Impacts

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

32. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

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

34. Hazardous Substances

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

☐ Yes ☒ No

35. 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

36. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

37. 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

37. 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?

38. 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 | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Colin"/> |
| Surname | <input type="text" value="Butcher"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="21/12/2020"/> |

☒ Declaration made

39. 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="21/12/2020"/> |
|----------------------------------|---|