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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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="23-25"/>
Address line 1	<input type="text" value="Argyle Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1H 8AS"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="530410"/>
Northing (y)	<input type="text" value="182770"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Alfe"/>
Surname	<input type="text" value="Di Popolo"/>
Company name	<input type="text" value="Di Popolo Hotels Limited"/>
Address line 1	<input type="text" value="11-15, Argyle Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	
Postcode	WC1H 8AS
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	Taro
Surname	Tsuruta
Company name	Tsuruta Architects
Address line 1	Unit 9E
Address line 2	VANGUARD COURT REAR OF 36-38 PECKHA
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	SE5 8QT
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.

Reinstatement of the original sash windows to the front elevation and alterations to existing No. 23 and No. 24 Argyle Square rear extension and new rear extension to No.25 Argyle Square

Has the development or work already been started without consent?

☐ Yes ☒ No

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"

5. Site Information

Title Number	LN211485
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Title Number	LN167088
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Title Number	LN419296
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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. 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

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Front elevation and rear extensions

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	Rear extension
Maximum height (Metres)	2.65
Number of storeys	2

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

7. Vacant Building Credit

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

8. Superseded consents

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

9. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.

9. Development Dates

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	September	2021	March	2022

10. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☒ Yes ☐ No

Please enter the company name

Di Popolo Hotels Limited

Is the lead developer a registered company in the UK?

- ☒ Yes
☐ Registered in another country
☐ No

Please provide registered company number (at Companies House) 03283409

11. 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

12. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

14. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

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

14. Listed Building Alterations

plan(s)/drawing(s).

The existing front casement windows are to be removed and replaced with the original sash windows style match No.16 to No.18 Argyle Square.
The existing rear extensions at No.23 and No.25 are to be altered and extended to accommodate an additional bedroom.
EX00, EX01, EX02, EX10, EX20, EX21, PL00, PL01, PL02, PL03, PL10, PL11, PL20 PL21, PL22
Also, refer to Heritage Statement

15. 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 list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Brick (Rear extension)	Brick to match existing (Rear extension)
Roof covering	Artificial slate (Rear extension)	Artificial slate to match existing (Rear extension)
Windows	Timber casement windows (the front wall)	Timber sash windows
Ceilings	Plaster board (Rear extension)	Plaster board (Rear extension)
Internal Walls	Plasterboard stud partition (Rear extension)	Plasterboard stud partition (Rear extension)
Floors	Timber board (Rear extension)	Timber board (Rear extension)
External Doors	Timber paneled door (Rear extension)	Timber paneled door (Rear extension)
Internal Doors	Solid timber flash door (rear extension)	Solid timber flash door (rear extension)
Rainwater goods	PVC pipe	PVC pipe
Boundary treatments (e.g. fences, walls)	Brick (Rear extension) and metal fence (Rear extension)	Birch match surrounding

Are you submitting 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

Design Access statement
LO01, EX00, EX01, EX02, EX10, EX20, EX21, PL00, PL01, PL02, PL03, PL10, PL11, PL20 PL21, PL22

16. Site Area

What is the measurement of the site area? (numeric characters only). 333.22

Unit Sq. metres

17. Existing Use

Please describe the current use of the site

C1 Hotel (vacant due to the pandemic)

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

C1 Hotel (vacant during the lockdown)

When did this use end (if known)? 22/03/2020
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.

17. Existing Use

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

18. 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.

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)
C1 - Hotels and halls of residence	815.9	839.02	77.1
Total	815.9	839.02	77.1

19. 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

20. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

21. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes ☒ No

22. 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

23. Water Management

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

15

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)

142.00

Does the proposal include the harvesting of rainfall?

☐ Yes ☒ No

Does the proposal include re-use of grey water?

☒ Yes ☐ No

24. 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

25. 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'.

26. 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:

26. Biodiversity and Geological Conservation

- ☐ 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

27. 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

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

29. 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

30. 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

31. 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.

Room type	Number of rooms lost	Number of rooms added	How many proposed rooms are M4(2) compliant	How many proposed rooms are M4(3)(2a) compliant	How many proposed rooms are M4(3)(2b) compliant
Hotel Room	0	6	2	0	0

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)	<input type="text" value="0"/>
Older persons supported and specialised accommodation - Hostel (Sui Generis Use)	<input type="text" value="0"/>

32. Utilities

Water and gas connections

Number of new water connections required	<input type="text" value="0"/>
Number of new gas connections required	<input type="text" value="0"/>

32. Utilities

Fire safety

Is a fire suppression system proposed? ☐ Yes ☒ No

Internet connections

Number of residential units to be served by full fibre internet connections	<input type="text" value="0"/>
Number of non-residential units to be served by full fibre internet connections	<input type="text" value="52"/>

Mobile networks

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

33. 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	<input type="text" value="10"/>
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Emissions

NOx total annual emissions (Kilograms)	<input type="text" value="24.74"/>
Particulate matter (PM) total annual emissions (Kilograms)	<input type="text" value="2.39"/>

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? ☒ Yes ☐ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)	<input type="text" value="59.43"/>
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Urban Greening Factor

Please enter the Urban Greening Factor score	<input type="text" value="0.16"/>
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Residential units with electrical heating

Number of proposed residential units with electrical heating	<input type="text" value="10"/>
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Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled	<input type="text" value="20"/>
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34. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

35. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

36. 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

37. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

38. Trade Effluent

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

39. 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

40. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

41. 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?

42. 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

Title

Mr

42. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="Taro"/>
Surname	<input type="text" value="Tsuruta"/>
Declaration date	<input type="text" value="07/04/2021"/>

☒ Declaration made

43. 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="09/04/2021"/>
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