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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	<input type="text" value="46"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat 1"/>
Address line 1	<input type="text" value="Rochester Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 9JJ"/>

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

Easting (x)	<input type="text" value="528991"/>
Northing (y)	<input type="text" value="184590"/>

Description

2. Applicant Details

Title	<input type="text" value="Fr"/>
First name	<input type="text" value="Kristian"/>
Surname	<input type="text" value="Akselberg"/>
Company name	<input type="text" value="St Andrew's Greek Orthodox Cathedral Trust"/>
Address line 1	<input type="text" value="Flat 1"/>
Address line 2	<input type="text" value="Rochester Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

NW1 9JJ

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Andrew

Surname

Kalli

Company name

Address line 1

Flat 4

Address line 2

5 Broadhurst Gardens

Address line 3

Town/city

South Hampstead

Country

United Kingdom

Postcode

NW6 3QX

Primary number

Secondary number

Fax number

Email

4. Site Area

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

74.00

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

LN79288

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

Public/Private Ownership

5. Site Information

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.

The application proposes the roof extension of Flat 1, 46 Rochester Road, NW1 9JJ, to provide an additional level to the current dwelling. Flat 1, is currently occupied by Fr Kristian Akselberg, the main employee of St Andrew’s Cathedral Trust and the defacto landlord of its 8 apartments, the Cathedral and Church Hall. Fr Kristian is required to be on-site 24/07 supporting the needs of a community of 700 people and for the management of the Trusts’ properties. The Trust is aiming to accommodate his families’ needs as the least for his planned life-long contribution to the community.

The Trust has been established in 1968 by the Right Reverent Bishop Chrysostomos Mavroyannopoulos and has had a vital role in the community through the Cathedral, the school, and the community centre. Also, there are current discussions of reopening the community hall not only for the 700 members that visit the cathedral periodically but with activities for the wider area.

46 Rochester Road is comprised by the Church Hall at ground level and two levels of apartments: four on Level 01 and two on Level 02. Flat 1, a 74sqm two-bedroom apartment, sits across the north façade on the current top level 02, accommodating a six-member family. The roof extension aims to increase the area by 83.5sqm and create sufficient living spaces on the current floorplate and four bedrooms in the extension.

On Level 02, the current bedrooms are rearranged as the social spaces of the family. A staircase is added to the west, in the open space between the west elevation and the church. On Level 03, four bedrooms are created complying to the minimum standards. The current plant room is relocated to align the vertical shafts of the current and additional bathroom. A small open space is allocated at the rear of the proposal offering the family an outdoor amenity space.

The current structure has been assessed by a structural engineer who confirms that the lightweight steel proposal would not affect the foundations neither would it require any additional reinforcements to the existing building. This has influenced the design and border lines of the proposal since all the edges align with existing beams and dropdown points.

The current elevations follow a rational modernist design with clear openings across the North and South elevations and a solid brick façade on East and West. The proposal is borrowing design axes and proportions from the existing openings to compose a subtle and considerate extension to the roof. The materiality relation between the existing buff brick and the proposed champagne PPC cladding creates a unified proposal and maintains the clarity and individuality of both entities which belong to the same architectural family. The façade is assembled with “glazed” PPC panels manufactured off-site, to optimise the construction process and minimise the disruption to the existing tenants and neighbourhood.

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

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

Roof Extension of Flat 1, Level 02; Flat 1 occupies half of the footprint of the floorplate at the rear of the building, facing north, towards Bartholomew Road.

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	LN79288
Maximum height (Metres)	12.8
Number of storeys	3

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

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 Roof Extension	April	2022	October	2022

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

46 Rochester Road is comprised by the Church Hall at ground level and two levels of apartments above: four on Level 01 and two on Level 02. Currently, the Church Hall is not in use, although plans and discussions of re-opening the Hall are taking place. This will support many community activities and after-school classes not necessarily related to the Trust but for the wider community.
On Level one, there are three one-bed apartments and one two-bed apartments. There are all current occupied.
On Level two, there are two two-bed apartments, which are offered by the Trust to the clergy serving the cathedral. Fr Kristian Akselberg is occupying the apartment facing north towards Bartholomew Road with his six-member family.
On the roof level there is a small plant room serving the building.

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

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.

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)
OTHER F2(b) Church/Community Hall	187	0	0
C3 - Dwellinghouses	440	0	88.5
Total	627	0	88.5

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):	<p>The main material of the building is Smooth Buff Brick with dark mortar. On the ground level, the walls are constructed with buff brick and the doors and windows are made of black metal. The soffit of the cantilever on the north façade is exposed concrete.</p> <p>At each level there is a concrete banding. On Level 01 and 02 it is currently painted black and on Level 03 (upper Level 02) it is painted dark grey.</p> <p>Level 01: The north elevation of L01 is made of black PPC panels which include the windows with white frames and a lower opaque black panel. There is a central part which is black painted concrete and matches the lower and upper banding of this level. The south follows the same pattern of uninterrupted PPC panels with white windows and opaque black lower panels (no intermediate concrete part).</p> <p>The east and west elevations are solid smooth buff brick elevations with dark mortar. The panels of the north elevation wrap around the east and west by one panel, with the same materials as the north; Black PPC panel with white frame window. There is a small part of the east elevation which has a semi-transparent PCV cladding to light the staircase. The windows on the west (which are not visible since they are between the building and the church) have white frames. The same black painted concrete banding runs around the lower and upper part of the east and west elevations.</p> <p>Level 02: The north elevation is mainly made of white PPC panel with white-frame windows and white solid lower panels. There is a central part which uses the same smooth buff brick with dark mortar as the rest of the building. The brick walls from the east and west have a 1,5 brick return at the edges which frame the white PPC panels. The south elevation follows the same pattern and materials.</p> <p>The east elevation is mainly a solid buff brick façade apart from a central part between the trapezoid volume of the staircase which is black painted concrete. The windows have white frames to match the north and south elevations.</p> <p>The west is a solid buff brick elevation with white-frame windows.</p>
Description of proposed materials and finishes:	<p>The proposal uses Champagne PPC “glazed” panels for all elevations and bandings. Within these panels there are Champagne PPC windows or louvres where the plant room is. The same material wraps around the building with the separations creating a rhythm that borrows axes from the existing divisions on the north and south and break down the volume on east and west. The geometry is used to create variety of the one-system/one light material extension. The same system applies for the staircase on the west façade.</p>

Roof	
Description of existing materials and finishes (optional):	<p>Existing asphalt waterproofing and Leca screed the current roof. Additional waterproof sealant paint on the small out roof space of L02.</p>
Description of proposed materials and finishes:	<p>Proposed Kingspan Topdeck KS1000TD single ply membrane lightweight roof panels for the new roof. The existing asphalt waterproofing and Leca screed remain on the south parts of the current roof which are not affected.</p>

Windows

14. Materials

Description of existing materials and finishes (optional):	Ground Level: Black metal Windows (north, south, east). L01: White frame windows within black PPC panels (north&south) and within the buff brick wall on the west. L02: White frame windows within white PPC panels (north&south), within the buff brick walls on the west and within the black painted concrete wall on the east elevation.
Description of proposed materials and finishes:	All windows proposed are Champagne PPC windows within the Champagne PPC "glazed" panels

Doors	
Description of existing materials and finishes (optional):	Ground Level: Black metal doors on north and south elevations L01: All Internal L02: White PPC doors from the staircases to the external space.
Description of proposed materials and finishes:	L03: North elevation: Champagne Ribbed PPC door from store below staircase. South Elevation: Champagne frame glass door to external space. Champagne louvred door to plant room

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Ground level: North and South: Black metal gates with rectangular section. L01: Black metal railing with rectangular section (very limited area at edges between the building and the church). L02: Champagne metal railing and timber vertical slats which match the buff brick colour (North, east, west and south elevations).
Description of proposed materials and finishes:	L03: Champagne metal railing to match cladding at the rear (south) part to protect from falling from the outdoor space and separate from the maintenance area.

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

TQRQM21183181524391: Location Plan
TQRQM21183181042373: Site Plan
A146-SAT-XX-DR-PL-3011-001: Current - Proposed Plans
A146-SAT-ELE-DR-PL-3011-002: North and South Elevations
A146-SAT-ELE-DR-PL-3011-003: East and West Elevations
A146-SAT-ELE-DR-PL-3011-004: Sections

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

16. Vehicle Parking

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

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

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:

20. 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

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:

- ☒ 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

26. Non-Permanent Dwellings

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

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

0

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

30. Environmental Impacts

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)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

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="Father"/>
First name	<input type="text" value="Kristian"/>
Surname	<input type="text" value="Akselberg"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/07/2021"/>

☒ 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="18/07/2021"/>
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