PLANNING PORTAL

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Application for prior approval of a proposed: Demolition of buildings and construction of new dwellinghouses in their place

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

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Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	Oliver
Last name:	Tookman		
Company (optional):	Aldrich Group		
Unit:		Number:	Suffix:
Building name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mrs	First name:	Danielle
Last name:	St Pierre		
Company (optional):	Hybrid Planning & Development Ltd		
Unit:		Number:	Suffix:
Building name:	The Old Vyner Street Gallery		
Address 1:	23 Vyner Street		
Address 2:			
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	E2 9DG		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	Station House				
Address 1:	Kings Road				
Address 2:	Spalding				
Address 3:					
Address 4:					
Postcode:	PE11 1QB				

4a. Eligibility - The building proposed to be demolished

Was the building to be demolished constructed after 31 December 1989?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Does the footprint of the building to be demolished (the total area of ground covered by it) exceed 1000 square metres?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Does the height of the building to be demolished exceed 18 metres at any point (measured at the highest part of the roof excluding plant, masts or antennae)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Has the building to be demolished been vacant for at least six months immediately prior to the submission of this application?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building to be demolished has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which it stands, is it practicable to secure safety or health by works of repair or works for affording temporary support?

Note that in this context, keeping the building vacant does not of itself count as action or inaction.

☐ Yes ☒ No / The building has not been rendered as such

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would demolition of the building be considered 'relevant demolition' under Section 196D of the Town and Country Planning Act 1990 (as amended)?

'Relevant demolition' means demolition of a building that is situated in a conservation area. There are some exceptions to this, but if the building is situated in a conservation area, you should contact your Local Authority to seek advice on the best course of action.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4a. Eligibility - The building proposed to be demolished (continued)

Is any part of the land covered by or within the curtilage of the building to be demolished:
- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed replacement building

Would any of the footprint of the proposed building (the total area of ground covered by it) exceed the footprint of the building to be demolished?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would any part of the exterior wall of the proposed building nearest to a highway be nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the building to be demolished?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the height (above ground level) of the proposed building at any point (not including plant, radio masts and antennae) exceed:
- 7 metres above the height (not including plant, radio masts and antennae) of building to be demolished; or
- 18 metres

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed building have 3 or more storeys than the building to be demolished?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Where the proposed building will have more storeys than the building to be demolished, would the floor to ceiling height of any proposed additional storey, measured internally at any point, exceed:
- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey in the building to be demolished

☐ Yes ☒ No / The replacement building will not have more storeys

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would any plant installed on the roof of the proposed building be greater in height than any installed plant on the roof of the building to be demolished (as measured from the lowest surface of the roof on the principal part of the building)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed replacement building (continued)

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Agricultural Tenants

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes ☒ No

If yes, have all the parties to any agricultural tenancy agreements consented to the demolition?

☐ Yes ☐ No

If occupied under any agricultural tenancy agreements and:
- all parties have consented to the demolition
You will need to include copies of the written confirmations from all relevant parties, stating their consent, when this application is submitted.
- not all parties have consented to the demolition
Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

6a. Description of Proposed Works - The existing and replacement buildings

Please provide details of the building to be demolished, including:
- the method of demolition;
- operations involving any works for the removal of plant, the disconnection of services, the removal of any means of access and egress, and the removal of storage and waste.

Please refer to Covering Letter

6a. Description of Proposed Works - The existing and replacement buildings (continued)

How many dwellinghouses are in the building to be demolished: 0

How many dwellinghouses will be in the proposed building: 6

Please provide details of the replacement building, including:
- design and external appearance
- details on the provision of adequate natural light in all habitable rooms of the proposed dwellinghouse(s)
- operations involving any works for the installation of plant and services, to enable access to and egress from the new building (including means of escape from fire), and the construction of storage, waste or other ancillary facilities

Please refer to Covering Letter

6b. Description of Proposed Works - Operations and Landscaping

Please provide details of any other operations reasonably necessary for the demolition and construction (which may include the installation of a basement or cellar in the replacement building, whether or not there is one in the building to be demolished)

Please refer to Covering Letter

Please provide details on any use of scaffolding and other temporary structures to support the proposed operations
(Note that this should be within a period starting with their installation no earlier than one month before the beginning of those operations, and ending with their removal no later than one month after the completion of those operations.)

Please refer to Covering Letter

Please provide details of the plans for landscaping of the development, including the planting and maintenance of shrubs and trees

Please refer to Covering Letter

6c. Description of Proposed Works - Considerations, Impacts and Risks

Please provide details of any transport and highways impacts and how these will be mitigated:

Please refer to Covering Letter

Please provide details of any contamination risks and how these will be mitigated:

Please refer to Covering Letter

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3 (Check online: https://flood-map-for-planning.service.gov.uk/); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

Please refer to Covering Letter

6c. Description of Proposed Works - Considerations, Impacts and Risks (continued)

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated:

Please refer to Covering Letter

Please provide details of the impacts on the amenity of the proposed building and neighbouring premises including overlooking, privacy and light and how these will be mitigated:

Please refer to Covering Letter

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

Please refer to Covering Letter

6c. Description of Proposed Works - Considerations, Impacts and Risks (continued)

Please provide details of the impacts of the introduction of, or an increase in, a residential use in the area on business and new residents, and how these will be mitigated:

Please refer to Covering Letter

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), please provide details of any air traffic and defence asset impacts and how these will be mitigated:

Please refer to Covering Letter

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), and where relevant (due to the siting of the replacement building), please provide details of the impact on any protected view.
Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Please refer to Covering Letter

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.
The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted.
If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed. ☒

The correct fee ☒

The confirmations in regard to agricultural tenancies (*if required by the answers provided to question 5*) ☒

Plans indicating the position and dimensions of all windows, doors, walls and rooms (including the use of each room) in all the new dwellinghouses and, where applicable, the block of flats they are contained within. ☒

Plans showing external dimensions and elevations of the building to be demolished, the replacement building and, in the direction of North, the positioning of each. ☒

A plan indicating the site and showing the proposed development. ☒

All plans should be drawn to an identified scale and show the direction of North.
Plans can be bought from one of the Planning Portal's accredited suppliers:
https://www.planningportal.co.uk/buyaplanningmap

8. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Danielle St Pierre	14/12/2021	(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

10. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):
	07794924690

Country code:	Fax number (optional):

Email address:
dstpierre@hpduk.com