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Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

## Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

### Town and Country Planning Act 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Miss

First name

Amanda

Surname

Shahmoon

Company Name

### Address

Address line 1

Flat 401

Address line 2

34 St John's Wood Road

Address line 3

Town/City

London

County

Greater London

Country

United Kindgdom

Postcode

NW8 7HF

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

\*\*\*\* REDACTED \*\*\*\*

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Full width single storey ground floor rear extension, new rooflight to front at second floor and internal refurbishment of this 3 storey property in Belsize Conservation Area. The works will include the demolition of the non-original single storey rear extension and bay window at the rear of the property at ground floor. To enable access to the side entrance, works will include the removal of a temporary, non-original storage unit to the side of the property.

Has the work already been started without consent?

Yes

No

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## 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:**  
NGL316156

## Energy Performance Certificate

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

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

0155-2812-7153-9793-4581

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

6.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

2

## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

11/2023



When are the building works expected to be complete?

06/2024



## Explanation for Proposed Demolition Work

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

The existing rear extension creates an awkward layout that has limited connectivity to the garden. The existing non-original rear extension and bay window are to be removed to allow for a more useable living space that improves the accessibility between the interior and exterior. There are several examples of neighbouring properties along Lambolle road where the existing rear extension and bay windows were removed to allow for a new full width rear extension, these have been referred to in the Design and Access Statement.

It should be noted that 36 Lambolle Road itself previously received planning for the removing the non-original rear ground floor extension and rear bay window. (Please note that these changes were previously approved but not implemented, as indicated by application ref no: 9560042 granted in 1995 for the "demolition of rear bay window and single-storey kitchen extension.")

## 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)

**Type:**

Walls

**Existing materials and finishes:**

Red multi brickwork

**Proposed materials and finishes:**

Red multi brickwork is proposed to blend in with the existing property

**Type:**

Roof

**Existing materials and finishes:**

Red clay roof tiles

**Proposed materials and finishes:**

Proposed flat roof with waterproof membrane

**Type:**

Windows

**Existing materials and finishes:**

Timber sash windows painted white

**Proposed materials and finishes:**

Dark grey 'crittal-style' doors to the rear of property and a dark grey framed 'Conservation' style rooflight to the front of the property at second floor

**Type:**

Lighting

**Existing materials and finishes:**

Existing black wall light

**Proposed materials and finishes:**

Proposed dark grey external wall mounted down lights

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

LR626-PL-00018\_Existing Front Elevation  
LR626-PL-00021\_Existing Rear Elevation  
LR626-PL-15018\_Proposed Front Elevation  
LR626-PL-15021\_Proposed Rear Elevation  
230707\_36 Lambolle Road\_Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

- Yes  
 No

Please provide the number of existing and proposed parking spaces.

### Vehicle Type:

Cars

### Existing number of spaces:

2

### Total proposed (including spaces retained):

2

### Difference in spaces:

0

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.

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

A small tree (T1) is located in the neighbouring property at 34 Lambolle Road.

A large tree (T2) is located in an adjacent property at the rear of the garden, 67 Belsize Park Gardens.

LR626-PL-00000\_Existing Ground Floor Plan

LR626-PL-20000\_Proposed Ground Floor Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

A small tree (T1) is located in the neighbouring property at 34 Lambolle Road. The branches of this tree currently overhang the property at 36 Lambolle Road and would require pruning as part of the proposed extension works at the rear.

LR626-PL-00000\_Existing Ground Floor Plan

LR626-PL-20000\_Proposed Ground Floor Plan

## 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

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

26/06/2023

Details of the pre-application advice received



Telephone conversation with Darren Luk, the following details were discussed;

- The Design and Access Statement (DAS) should include information about the other similar approved planning applications in the adjacent properties.
- The DAS should include a single page focused on the Heritage which outlines the impact our proposal has on the Conservation Area
- With regards to height of the extension at the boundary, Darren noted that the applicant should demonstrate how the proposal will effect daylight to the neighbouring property. The proposed plan and rear elevation should show a 45 degree line from the extent of the proposed elevation to demonstrate that it does not pass the centre point of the neighbouring ground floor bay window and will therefore not have a detrimental effect on the daylight to the neighbouring property, in accordance with BRE guidance (refer to Design and Access Statement for more detail).

## 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.

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?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

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

First Name

Patrick

Surname

Judd

Declaration Date

07/07/2023

Declaration made

## Declaration

I / We hereby apply for Householder planning & demolition in a conservation area as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Patrick Judd

Date

07/07/2023