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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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Justin

Surname

Bere

Company Name

bere:architects

Address

Address line 1

54A Newington Green

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N16 9PX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Passive House Enerphit deep retrofit consisting of partial demolition of 1980's two storey rear extension and construction of part one/part two storey rear extension with terrace and steps. External and internal alterations to dwelling including to front and rear garden areas and creation of sunken terrace. The Passive House EnerPHit standard is the highest environmental standard for energy efficiency improvements to an existing building. The proposal includes on-site renewables in the form of PV panels.

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:

LN145385

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. 1234-1234-1234-1234-1234)

0550-2820-6659-9078-7125

Further information about the Proposed Development

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

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

26.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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When are the building works expected to commence?

03/2024



When are the building works expected to be complete?

03/2025



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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

788.20

Cubic metres

What is the volume of the part to be demolished?

307.05

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

May

Year

1987

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The rear elevation of the building has been extended in the late 20th Century with a two storey extension, completed in two parts, leaving a patchwork of brickwork that speaks of an incohesive design. The irregular design gives a somewhat disjointed appearance to this northern elevation, which makes little contribution to the Conservation Area itself due to limited visibility or public views. The existing rear curtilage of 26a Ferncroft Avenue contains modern late 20th Century landscaping and fabric. The proposed extension would not amount to the loss of any historic curtilage fabric or features.

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

Although these existing extensions cannot be said to harm the listed building, they arguably fail to make any meaningful contribution to it and the overall design could be much improved. The proposed works comprise the demolition of the recent 1980s extensions, refurbishment of the original coach house and new extensions which will rationalise the internal layout and improve overall accessibility throughout. The extension will be in keeping with the materiality of the existing building. The upgrade of the existing fabric and a highly insulated new extension, both to Passive House EnerPHit standard, will have a positive impact on the occupants as well as the public, due to the reduction in energy consumption and continued savings of CO2.

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 plan(s)/drawing(s).

Please refer to the following documents:

- Demolition Drawings

- 494.B3.G11.E01 PROPOSED SOUTH-WEST ELEVATION DEMOLITIONS
- 494.B3.G11.E02 PROPOSED NORTH-WEST ELEVATION DEMOLITIONS
- 494.B3.G11.E03 PROPOSED NORTH-EAST ELEVATION DEMOLITIONS
- 494.B3.G11.E04 PROPOSED SOUTH-EAST ELEVATION DEMOLITIONS
- 494.B3.G11.P00 PROPOSED GROUND FLOOR DEMOLITIONS
- 494.B3.G11.P01 PROPOSED FIRST FLOOR DEMOLITIONS
- 494.B3.G11.P02 PROPOSED ROOF DEMOLITIONS
- 494.B3.G11.S01 PROPOSED SECTION 01 DEMOLITIONS

- Proposed Drawings

- 494.A.G20.E01 PROPOSED SOUTH-WEST ELEVATION
- 494.A.G20.E02 PROPOSED NORTH-WEST ELEVATION
- 494.A.G20.E03 PROPOSED NORTH-EAST ELEVATION
- 494.A.G20.E04 PROPOSED SOUTH-EAST ELEVATION
- 494.A.G20.P00 PROPOSED GROUND FLOOR
- 494.A.G20.P01 PROPOSED FIRST FLOOR
- 494.A.G20.P02 PROPOSED ROOF
- 494.A.G20.S01 PROPOSED SECTION 01
- 494.A.G20.S02 PROPOSED SECTION 02
- 494.A.G20.S03 PROPOSED SECTION 03

- Heritage Report

- Design and Access Statement

- Planning Statement

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

Type:

External walls

Existing materials and finishes:

The existing dwelling is comprised of red brick walls.

Proposed materials and finishes:

The materials of the proposed external walls will also be red brick to match the existing red brick walls. Insulation will be added to the inside so as not to compromise the external aesthetic. The retrofit will enable the design to reach Passivhaus Enerphit requirements .

Type:

Roof covering

Existing materials and finishes:

Tipped tiled roof.

Proposed materials and finishes:

The proposed extension will match the existing tipped tiled roof.

Type:

Windows

Existing materials and finishes:

Timber windows.

Proposed materials and finishes:

The existing windows will be replaced with high performance triple glazed windows, which will match the aesthetic of the existing windows. This upgrade will improve the energy efficiency and enable the design to to reach the Passivhaus Enerphit requirements.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing low quality timber fence unaligned with boundary lines.

Proposed materials and finishes:

Existing timber fence to be replaced with new timber fence aligned with boundary lines.

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

Please refer to the following documents:

- 494.A.G20.E01 PROPOSED SOUTH-WEST ELEVATION
- 494.A.G20.E02 PROPOSED NORTH-WEST ELEVATION
- 494.A.G20.E03 PROPOSED NORTH-EAST ELEVATION
- 494.A.G20.E04 PROPOSED SOUTH-EAST ELEVATION
- 494.A.G20.P00 PROPOSED GROUND FLOOR
- 494.A.G20.P01 PROPOSED FIRST FLOOR
- 494.A.G20.P02 PROPOSED ROOF
- Design and Access Statement
- Heritage Report

Pedestrian and Vehicle Access Roads and Rights of Way

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.

Please refer to the following documents:

- Arboricultural Implications Report Appendix - Tree Protection Plan SJA TPP 23137-041
- Design and Access Statement page 35 and and 36

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

Please refer to the following documents:

- Arboricultural Implications Report Appendix - Tree Protection Plan SJA TPP 23137-041
- Design and Access Statement page 35 and 36
- 494.B3.G11.P00 PROPOSED GROUND FLOOR DEMOLITIONS

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

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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

Justin Bere

Date

27/07/2023