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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

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	<input type="text" value="25"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Chester Terrace"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 4ND"/>

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

Easting (x)	<input type="text" value="528755"/>	Northing (y)	<input type="text" value="182782"/>
Description	<input type="text"/>		

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Bobby and Sabeeta

Surname

Ahluwalia

Company Name

Inbrit Logistics Ltd

Address

Address line 1

Unit 3

Address line 2

Sovereign Park

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW10 7QP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Emma

Surname

Gloag

Company Name

BB Partnership

Address

Address line 1

Studio 33-34

Address line 2

10 Hornsey Street

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N7 8EL

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Works to front vault area:
Removal of small part of 2 vault walls to create openings between the vaults;
Removal of existing 1960's concrete floor and new concrete floor at lower level;
New enclosed hallway linking vaults to main house;
New steps down to vaults.

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:
NGL303598

Energy Performance Certificate

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

- ☐ Yes
- ☒ No

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?

4.10	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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

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When are the building works expected to commence?

10/2023	
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When are the building works expected to be complete?

06/2024	
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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)

<p>Type: Walls</p> <p>Existing materials and finishes: Stucco on masonry.</p> <p>Proposed materials and finishes: Stucco on masonry.</p>
<p>Type: Doors</p> <p>Existing materials and finishes: Painted timber.</p> <p>Proposed materials and finishes: Painted timber.</p>
<p>Type: Windows</p> <p>Existing materials and finishes: Painted timber.</p> <p>Proposed materials and finishes: Painted timber.</p>

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

<p>2023.07.26 - Heritage Report to Support the Vaults</p> <p>GHV - 25 Chester Terrace - Design and Access Statement for Vaults</p> <p>GHV - 25 Chester Terrace - Existing Photographs of Vaults</p> <p>GHV - Proposed Planning Drawings GHV-001 Location Plan</p> <p>GHV - Proposed Planning Drawings GHV-500 Lower Ground Floor</p> <p>GHV - Proposed Planning Drawings GHV-501 Ground Floor</p> <p>GHV - Proposed Planning Drawings GHV-510 Front and Rear Elevations</p> <p>GHV - Proposed Planning Drawings GHV-511 Lightwell Elevations</p> <p>GHV - Proposed Planning Drawings GHV-520 Sections</p> <p>Planning and LBC 600 Demolition Lower Ground Floor</p> <p>Planning and LBC 601 Demolition Ground Floor</p> <p>Planning and LBC 610 Demolition Front Elevations</p> <p>Planning and LBC 611 Lightwell Elevations</p> <p>Planning and LBC 612 Lightwell Elevations</p> <p>Planning and LBC 620 Demolition Section A-A</p> <p>Planning and LBC 621 Demolition Section B-B</p> <p>Planning and LBC 622 Demolition Section C-C</p>
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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

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

- ☐ Yes
☒ No

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](#).

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

- ☐ Yes
☒ No

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

2023/0707/PRE

Date (must be pre-application submission)

05/07/2023

Details of the pre-application advice received

It is noted that many of the vaults along the terrace have undergone significant interventions to turn them into more usable spaces, so the principle of the proposals is acceptable. However, what is proposed in this case is excessive in terms of both the lowering of the floor and size of opening between two of the vaults. The following should be addressed:

- Reducing the level the floor is lowered. Currently it is proposed to lower it by 1.5 metres which creates an excessive ceiling height of 3 metres to the top of the vault and 2.3 metres between vaults (as shown on proposed section C-C). The recent approval at 26 Chester Terrace only lowered the floor by 760mm so something similar should be acceptable here.
- The proposed large opening between to the two vaults blurs the spaces into one, therefore the width of this should be narrowed to something similar at that approved at 26 Chester Terrace.
- Historically the space was used for the storage of coal. The introduction of a window facing onto the lightwell changes its character to a domestic feature. It is recommended that a door is retained instead
- Any staircase should be located substantially within the vaults themselves, not in the lobby under the entrance steps.

There are a number of enclosures under the entrance steps along the terrace, some however are older than others. In principle the proposal could be acceptable but the wall should be set back to better reveal the curve of the underside of the steps. A different material or glazing should be introduced to differentiate the insertion from the original stucco.

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

Ms

First Name

Emma

Surname

Gloag

Declaration Date

26/07/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission 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

Emma Gloag

Date

26/07/2023