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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

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

Mr/ Dr

First name

Stephen / Rosa

Surname

Bolster / Malley

Company Name

Address

Address line 1

12 Heath Hurst Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW3 2RX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Consolidation of, and minor amendments to, recently granted planning permissions and certificates of lawfulness (proposed) concerning side and rear single storey extension, replacement windows and alterations to second floor terrace balustrading.

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:

LN236377

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)

3902-7526-2500-0363-0206

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?

26.10	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

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	
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When are the building works expected to be complete?

10/2024	
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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)

Type:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick to match existing.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Rear garden flank boundaries: Timber fence. Rear garden rear boundary: Brick garden wall. Front garden: Low brick walls.

Proposed materials and finishes:

Rear garden flank boundaries: Timber fence (where not replaced by brick walls of extension). Rear garden rear boundary: Brick garden wall (no change). Front garden: Low brick walls (no change).

Type:

Roof

Existing materials and finishes:

Main Roof: Slate with felt atop existing dormer windows.

Proposed materials and finishes:

Main Roof: Slate replaced to match existing, felt atop dormers to be replaced with anthracite (dark grey) cold liquid applied roofing membrane. Lower Ground Floor Extension Roof: Anthracite (dark grey) cold liquid applied roofing membrane.

Type:

Windows

Existing materials and finishes:

White Painted timber framed glazing.

Proposed materials and finishes:

All existing white painted timber framed glazing replaced with finishes to match existing. Except: Third floor rear glazing to be dark grey powder coated aluminium framed glazing. Glazing to new ground floor extension to be dark grey powder coated aluminium.

Type:

Doors

Existing materials and finishes:

Front door: Painted timber, part glazed Rear doors: Painted timber framed glazed doors

Proposed materials and finishes:

Front door: Existing door overhauled. Painted timber, part glazed Rear doors: Existing removed to make way for new extension. Glazed doors to new ground floor extension to be dark grey powder coated aluminium framed glazing

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

Planning Statement

Design and Access Statement incorporating Heritage Statement and Site Photographs

- 2206 EX00 Site Location Plan
- 2206 EX01 Site Layout as Existing
- 2206 EX02 Basement, Ground and First Floors as Existing
- 2206 EX03 Second Floor, Third Floor and Roof Plan as Existing
- 2206 EX10 Section A-A as Existing
- 2206 EX11 Section B-B as Existing
- 2206 EX12 Sections C-C and D-D as Existing
- 2206 EX20 Front and Rear Elevations as Existing
- 2206 PA01 Site Layout as Proposed
- 2206 PA02 Basement, Ground and First Floors as Proposed
- 2206 PA03 Second Floor, Third Floor and Roof Plan as Proposed
- 2206 PA10 Section A-A as Proposed
- 2206 PA11 Section B-B as Proposed
- 2206 PA12 Sections C-C and D-D as Proposed
- 2206 PA20 Front and Rear Elevations as Proposed
- 2206 PA51 Proposed Sash Window Details
- 2206 PA52 Proposed Third Floor Front Dormer Window Details
- 2206 PA53 Proposed Second Floor Terrace Door Details

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.

2206 EX01 Site Layout as Existing

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

2206 EX01 Site Layout as Existing.
2206 PA01 Site Layout as Proposed.

T1, Variegated pittosporum to be removed.

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

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

Refer to email correspondence of 13&14 July 2023

Date (must be pre-application submission)

14/07/2023

Dear Daren,

22 Heath Hurst Road NW3 2RU

Many thanks for your time on the telephone today. I write to recap our conversation as promised.

As explained, I have been appointed as the new architect and agent for proposals at the above and I have been instructed to develop proposals which will differ marginally from those which are the subject of the applications listed below, (which were submitted by the outgoing architect/ agent). It is a borderline as to whether the adjusted proposals could be dealt with via the non-material amendment process. However, due to the number of minor amendment applications that would be required to address items across the various prior applications, we agreed that it would be expedient and more manageable to deal with them all in one consolidating householder application.

2023/0929/P

Erection of single-storey rear/side infill extension.
Householder Application – Status: Granted

2023/0785/P

Replacement of rear windows and windows on East elevation of first floor
Certificate of Lawfulness (Proposed) – Status: Granted

2023/0773/P

Replacement of all windows and door on the front elevation, installation of 4 roof lights (2 on the main roof and 2 on the extension), replacement of windows to the third floor rear elevation, replacement of metal balustrade and new screen and decking on the 2nd floor rear elevation.
Householder Application – Status: Awaiting Determination

As you have kindly offered, I will email you personally once the application has been uploaded to the planning portal so that you might arrange for it be directed to you as you have prior knowledge of the applications – in particular 2023/0929/P relating to the single-storey rear/side infill extension.

As discussed, and in order to make life easier, I will clearly highlight on the drawings which items already have consent (and under which prior application) and which items are amendments to prior consents. I will also give a preamble to this in the Planning Statement and Design and Access Statement.

Thank you again for your time on this. I will be in contact in due course.

All best,

Richard

Email acknowledged by Mr Daren Zuk on 14/07/2023

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

First Name

Surname

Declaration Date

09/08/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Richard Bell

Date

09/08/2023