

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

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

Ms

First name

Emma

Surname

Gloag

Company Name

Emma Gloag Architect

Address

Address line 1

94 Parliament Hill Mansions

Address line 2

Llissenden Gardens

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW5 1NB

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

Emma Gloag Architect

Address

Address line 1

94 Parliament Hill Mansions

Address line 2

Lissenden Gardens

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW5 1NB

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Single storey rear extension extending 1.0m beyond line of original outrigger extension. Brick walls to match existing. Pair of double doors to rear garden. Single ply flat roof and single flat rooflight.

Rear extension above existing 2 storey outrigger extension. Brick walls to match existing. Single ply flat roof.

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:

LN191430

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?

square metres

Number of additional bedrooms proposed

Number of additional bathrooms proposed

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?



When are the building works expected to be complete?



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:

London stock bricks.

Proposed materials and finishes:

London stock bricks to match existing.

Type:

Roof

Existing materials and finishes:

Grey slate tiles.

Proposed materials and finishes:

Grey single ply membrane.

Type:

Doors

Existing materials and finishes:

White painted timber frames.

Proposed materials and finishes:

White painted timber frames.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

London stock brick garden walls with timber trellis.

Proposed materials and finishes:

London stock brick garden walls with timber trellis to match existing.

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

001: Location Plan
002: Site Block Plan
003: Existing Lower Ground Floor Plan
004: Existing Upper Ground Floor Plan
005: Existing First Floor Plan
006: Existing Second Floor Plan
007: Existing Elevations
123: Proposed Lower Ground Floor Plan
124: Proposed Upper Ground Floor Plan
125: Proposed First Floor Plan
126: Proposed Second Floor Plan
127: Proposed Rear Elevation & Section
Design and Access Statement - Woodsome Road for 2nd Application

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](#).

[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 that 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

2021/5230/PRE

Date (must be pre-application submission)

12/05/2022

Details of the pre-application advice received

Enquiry 1 the infill extension and rear extension by 1.5m.

There is precedent of infill extensions at this location (53 Woodsome Road in 2010). Policy DC4 of the Dartmouth Park Neighbourhood plan supports small residential extensions that are subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail. The infill extension is acceptable. However, this row of properties does not have any precedent for rear extensions beyond the original outrigger at the rear and there is a consistent and uniform rear building line. The alteration to the building line is inappropriate and would damage the character of the conservation area. The previously granted permission 2021/3712/P introduced a garden room measuring 12.6 sqm to the garden, we would consider the rear extension over development. Therefore, the rear extension it would not meet Policy D1, D2 of Camden Local Plan 2017 or DC2, and DC4 of the Dartmouth Park Local Plan 2020.

Enquiry 2: 2nd Storey extension on Outrigger.

Some properties nearby have extended on the outrigger 39 and 44 Woodsome Road. Related applications show that these extensions were allowed in the 80s under different planning policies. The scale of development would be inappropriate for the property. It would appear as the only example of 2nd floor extension within a relatively uniform group of building, appear incongruous and detract from the character and appearance of the conservation area. The 2nd storey extension would be contrary to Camden Local Plan Policies D1 and D2 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan.

To conclude this section, the proposals for rear extension and outrigger extension are considered to be contrary to the aims of Policies D1 and D2 of the Camden Local Plan 2017 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan. However a limited infill extension similar to that at No53 would be acceptable and would be likely to be granted permission.

6. Impact on neighbouring land uses

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans. Policy A4 seeks to ensure that noise and vibration is controlled and managed.

Notwithstanding the fact full extent of the proposals are not supported in heritage and design terms, it is not considered that the proposed infill extension and rear extension would cause significant harm to the amenity of nearby and neighbouring residential properties. Enquiry 2 would need to exhibit that there would be no daylight/sunlight, or outlook issues to be permissible.

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

21/08/2023

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

Emma Gloag

Date

21/08/2023