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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	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Anglers Lane"/>
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="NW5 3DD"/>

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

Easting (x)	Northing (y)
<input type="text" value="528912"/>	<input type="text" value="184830"/>
Description	<input type="text"/>

## Applicant Details

### Name/Company

Title

First name

Jonathan

Surname

Sergison

Company Name

### Address

Address line 1

34 Clerkenwell Close

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC1R 0AU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

The applicant is seeking permission to partially demolish and rebuild a poorly constructed house. Built in the 1970's the current building is of poor construction and a very substandard environmental performance.

The surface area of the proposal is the same as the existing house and the area of the garden remains as it is currently. The volume of the existing house is largely retained although permission is sought for the area above the existing kitchen (in the rear of property) to be raised to the same level as the main 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".

<b>Title Number:</b> NGL186295
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## 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)

## 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?

5.80

square metres

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?

02/2025



When are the building works expected to be complete?

04/2026



## Explanation for Proposed Demolition Work

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

The existing property was largely built in the 1970's to a very poor level of construction and is currently suffering from building failure in terms of poor foundations, water ingress, very poor thermal performance and a need to replace the roof. The current condition includes an EPC rating band F, requiring a high level of energy use and causing damage to the building interior (including water ingress and high humidity). Internal and external cracks on walls suggest movement in the foundations, which is likely to lead to further problems in the future.

## 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:**

The existing front, side and rear elevations consist of three material finishes: - Rendered plastered base at ground level, with a rusticated pattern, painted white (approx. 2.8m in height and in all 3 all elevations). - Yellow-orange brick cladding at first floor level, with varying brick tones and a cream mortar joint. - Rendered cornice in brown, around all three elevations.

**Proposed materials and finishes:**

The proposal is for the front and side elevations to be maintained and repaired as necessary, and the rear elevation to be rebuilt. The new rear elevation would be clad in brick to match the existing. A new brick cornice is proposed for the front elevation in stacked soldier bond, the level of which would aim to match the neighbouring terrace's datum.

**Type:**

Windows

**Existing materials and finishes:**

The existing dwelling's windows are white, thick framed uPVC windows varying in size, proportion and number of panels around the perimeter of the property.

**Proposed materials and finishes:**

It is proposed that the windows will be replaced with new, timber core, painted windows.

**Type:**

Doors

**Existing materials and finishes:**

The front door to the property is currently a solid white panelled door with a transom window above, set within an uPVC frame.

**Proposed materials and finishes:**

The proposed front door will be a solid timber door with a glazed fixed panel on the side, painted to match the window frames and garden fence.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

The existing dwelling has a low, front garden wall built in dark brick and a brick garden wall at the rear (facing onto Raglan St), with a timber door on it.

**Proposed materials and finishes:**

The proposal is for the front brick garden wall to be kept in brick. The rear garden wall will be replaced by a painted timber fence to match the door and windows.

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

The proposed roof will continue to be a flat roof and therefore not be visible from street level.

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

Reference to existing and proposed materials can be found on:

355/2150, 355/2151, 355/2152 (existing elevations); 355/2250, 355/2251, 355/2252 (proposed elevations); 355/DAHS (Design Access and Heritage 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

## 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

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☒ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## 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 (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

☒ Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Date



