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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

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

First name

Frank

Surname

Drake

Company Name

Address

Address line 1

66 Falkland Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW5 2XA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Proposed removal of the existing inset pitched roofs + access doorway to be replaced by a mansard roof containing bedrooms, bathroom, living room / kitchen with a staircase connected to the existing internal staircase within the property. Proposed mansard roof to be slate covered with 6 number (3 at front + 3 at rear) lead clad dormers containing painted double glazed windows. Proposed flat area of mansard to be covered with a membrane with 3 number flat double glazed rooflights. Proposed raising of the parapet to the rear elevation to match the height of the existing continuous parapet on the side and front elevations.

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:

Unregistered

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?

51.10	square metres
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Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

1

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?

03/2025	
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When are the building works expected to be complete?

09/2025	
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Explanation for Proposed Demolition Work

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

A redundant chimney stack is located behind the parapet along the rear elevation. It is proposed to lower this stack and cap it off as part of the raising of the parapet along the rear elevation.

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:

Roof

Existing materials and finishes:

Slate covering to existing pitched roofs with lead lined valleys and flashings

Proposed materials and finishes:

Slate covered inclined mansard roof with membrane covered flat roof of mansard. Dormers to the inclined rear and front face of the mansard to be lead lined.

Type:

Windows

Existing materials and finishes:

There are no existing windows at roof level. Below roof level the existing windows are painted timber framed casement and sash windows.

Proposed materials and finishes:

Painted timber framed double glazed casement windows.

Type:

Walls

Existing materials and finishes:

Brick faced parapet wall to the rear elevation

Proposed materials and finishes:

Render faced brick parapet wall to be built along the rear elevation - to a height matching the existing roof parapet on the side and front elevations. Existing roof parapets to the side and front elevations to be render faced.

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

163/P/001/B - Site Location + Drawing List,
163/P/002/A - Site Photographs (Sheet 1),
163/P/003/A - Site Photographs (Sheet 2),
163/P/004/B - Site Photographs (Sheet 3), 163/P/005/A - Aerial Photographs, 163/P/006/B - Site Context / OS Map and Planning History,
163/P/007/B - Conservation Area Building Appraisal Map,
163/P/008/A - Design Statement 01, 163/P/009/B - Design Statement 02, 163/P/048/A - Design Statement 03, 163/P/010/A - Existing Basement Plan, 163/P/011/A - Existing Ground Floor Plan, 163/P/012/A - Existing First Floor Plan, 163/P/013/A - Existing Second Floor Plan, 163/P/014/A - Existing Roof Plan, 163/P/020/A - Existing Front (North) Elevation,
163/P/021/A - Existing Side (East) Elevation,
163/P/022/A - Existing Rear (South) Elevation,
163/P/025/A - Existing Section A-A, 163/P/026/A - Existing Section B-B, 163/P/027/A - Existing Site Context Section, 163/P/030/A - Proposed Basement Plan, 163/P/031/A - Proposed Ground Floor Plan, 163/P/032/A - Proposed First Floor Plan, 163/P/033/B - Proposed Second Floor Plan, 163/P/034/B - Proposed Third Floor Plan, 163/P/035/B - Proposed Roof Plan, 163/P/040/B - Proposed Front (North) Elevation,
163/P/041/B - Proposed Side (East) Elevation,
163/P/042/B - Proposed Rear (South) Elevation,
163/P/045/B - Proposed Section A-A, 163/P/046/B - Proposed Section B-B, 163/P/047/B - Proposed Site Context Section,
163/P/049/A - Photographs Including Mansard Outline

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:

Cycle spaces

Existing number of spaces:

2

Total proposed (including spaces retained):

4

Difference in spaces:

2

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

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

Mr

First Name

Frank

Surname

Drake

Declaration Date

07/03/2024

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

Peter Goulde

Date

07/03/2024