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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

First name

Kubilay

Surname

Karginoglu

Company Name

Fourwalls London Construction Ltd

### Address

Address line 1

27B Grosvenor Park

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE5 0NH

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

Dear Sir or Madame 08 April 2024

I attach here a pre-application documents, on behalf of Mrs and Mr Taylan Karagul, for the address of 161 Arlington Road NW1 7ET which is a Grade II listed building.

The purpose of this application to obtain planning permission for:

To update the property and make it suitable for a family of five to live comfortably permission is sought for the general refurbishment of the existing property, including:

General refurbishment of the existing building involving removal of the existing spine wall at ground floor and

The proposed demolition of the existing rear conservatory and construction of a new two storey extension, ranging over basement and ground with terrace at first floor first floor levels to provide the space and amenity required for a family home.

The new extension will be similar to the existing but made full width of the site and extend a similar depth as the existing.

A light well at basement will provide natural light and ventilation to the rear room at this level and

Garden landscaping.

Below "Index" page list has all the relevant drawings/sketches, documents, photographs of the site and the surrounding area in order.

Neighboring residential properties to the south (No 157) have the same extension and the proposed extension will not affect any of our neighbor's right to light or privacy.

The proposed extension will stay "within" the existing party walls.

The structural scheme and Basement Impact Assessment documents are attached.

Kind regards

On behalf of

Mrs and Mr Taylan Karagul

Interior Designer K. Karginoglu

Structural Engineer Brian Cochrane

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> 47982
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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. 1234-1234-1234-1234-1234)

0030-2508-9020-2592-3045
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## 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?

14.00	square metres
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Number of additional bedrooms proposed

1
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Number of additional bathrooms proposed

0
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## 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?

05/2024	
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When are the building works expected to be complete?

09/2024



## 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

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

S 2930. 161 Arlington Road NW1 - DAS + Heritage Statement  
S 2930. DSR. 161 Arlington Road NW1 - Desk Study Report  
S 2930. SSR. BIA Stage 1 - Screening+Scoping Report  
S 2930. BIA. 161 Arlington Road NW1 - Basement Impact Assessment

• Drawings PDFs

Below drawing shows the existing front Facade. There will not be any changes to the front

• 01 FRONT FACADE

Below 3 drawings show the existing and proposed rear facade and comparison, including neighbouring buildings either side for comparison.

- 02 REAR FACADE EXISTING
- 03 REAR FACADE PROPOSED
- 04 REAR FACADE COMPARISON

Below 2 drawing shows the mid section, all floors, proposed and existing for comparison

- 05 SECTION EXISTING
- 06 SECTION PROPOSED

• Below 2 drawings shows lower and ground floor, proposed layout and existing layout for comparison

- 07 BASEMENT FLOORS EXISTING / PROPOSED
- 08 GROUND FLOOR EXISTING / PROPOSED

Below drawings shows the side elevation of our existing/proposed extension against right side neighbour, the Church (outlined in red) and against left side neighbours N0159 and 157.

- 09 SIDE ELEVATION VIEW TOWARDS CHURCH
- 10 SIDE ELEVATION VIEW TOWARDS NO159-157

Below drawing shows the Existing and Proposed Plan outlined side by side for comparison and shows its relation to the neighbouring buildings.

- 11 GENERAL PLAN COMPARISON

Below 3D drawings show the existing rear view from South and West

- 11a Rear Proposed View South
- 11b Rear Proposed View West

Below 3D drawings show the proposed view façade from South and West.

- 12a Rear Proposed View South
- 12b Rear Proposed View West

## 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

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

08/04/2024

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

Kubilay Karginoglu

Date

08/04/2024