

Email: [planning@camden.gov.uk](mailto: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	<input type="text" value="18"/>
Suffix	<input type="text" value="A"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Frognal Gardens"/>
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="NW3 6XA"/>

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

Easting (x)	Northing (y)
<input type="text" value="526164"/>	<input type="text" value="185772"/>
Description	<input type="text"/>

## Applicant Details

### Name/Company

Title

Mr

First name

Christopher

Surname

Holdsworth

Company Name

### Address

Address line 1

18 A Frognal Gardens

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW3 6XA

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

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

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Part single storey and part two storey rear extension; Conversion of garage to habitable space including front extension and replacement of garage door with windows and cladding panels; Zinc cladding to upper ground floor front window; Side porch extension including addition of a rooflight and cladding material change from spandrel panel to zinc cladding; Replacement of existing windows with metal framed double-glazed units; Installation of photovoltaic solar panels and two rooflights on existing flat roof of the host property; Landscaping works to rear with associated alterations; Installation of ASHP external unit.

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:**  
NGL9457

## 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?

45.00	square metres
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Number of additional bedrooms proposed

2
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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?

09/2024
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When are the building works expected to be complete?

03/2025
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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:**

Brickwork and render

**Proposed materials and finishes:**

Brickwork and zinc cladding

**Type:**

Roof

**Existing materials and finishes:**

Flat roof : Bitumen felt

**Proposed materials and finishes:**

Flat roof : Single ply membrane (grey / off grey colour)

**Type:**

Windows

**Existing materials and finishes:**

Steel single glazed painted

**Proposed materials and finishes:**

Aluminium, double glazed, PPC finish

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

18A -18B boundary (part) : brickwork 18A -18B boundary (part) : close boarded fence Rear (north) boundary : close boarded fence Side (east) boundary : close boarded fence

**Proposed materials and finishes:**

18A -18B boundary (part) : brickwork to match existing 18A -18B boundary (part) : close boarded fence - replaced / repaired to match existing Rear (north) boundary : close boarded fence - replaced / repaired to match existing Side (east) boundary : close boarded fence - replaced / repaired to match existing

**Type:**

Doors

**Existing materials and finishes:**

Glass with steel frame

**Proposed materials and finishes:**

Aluminium / zinc

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

As attached document and drawing register

**Trees and Hedges**

## 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.

Arboricultural report by CSG Usher's Ltd including tree survey plan

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

T7 (Magnolia), T8 (Hazel), T11 (Privet)

Arboricultural report by CSG Usher's Ltd including tree survey plan

## 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

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

2024/3093/PRE

Date (must be pre-application submission)

07/08/2024



In conclusion, the proposed 2-storey rear extension is considered acceptable in principle at this site and its proposed scale would appear modest and appropriate. Mitigation measures on the potential loss of trees and vegetation resulting from the proposed landscaping works to the rear should be included in formal submission. You are encouraged to address the concerns raised above regarding the loss of trees and greenery in rear gardens affecting the character of the conservation area in a heritage statement during formal submission. Other elements of the proposal, including garage conversion with front extension, side porch extension, elevational alterations and installation of solar panels and rooflights over the existing flat roof, are considered acceptable.

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

- ☒ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or**
- ☐ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.**

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

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

**House name:****Number:**

18

**Suffix:**

B

**Address line 1:**

Frogna! Gardens

**Address Line 2:****Town/City:**

London

**Postcode:**

NW3 6XA

**Date notice served (DD/MM/YYYY):**

31/07/2024

**Person Family Name:**

## Person Role

☐ The Applicant☒ The Agent

## Title

Mr

## First Name

Richard

## Surname

Webb

## Declaration Date

12/08/2024

☒ 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

Richard Webb

Date

13/08/2024