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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	<input type="text" value="28"/>
Suffix	<input type="text" value="B"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Glenilla Road"/>
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 4AN"/>

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

Easting (x)	Northing (y)
<input type="text" value="527122"/>	<input type="text" value="184880"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Fitzpatrick

Company Name

Address

Address line 1

26

Address line 2

Lyndhurst Road

Address line 3

Town/City

London

County

Country

England

Postcode

NW3 5PB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Refurbishment and extension of a single family dwelling house at 28b Glenilla Rd, Belsize Park, London NW3 4AN.

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:
301032

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)

9330-2728-6200-2392-2131

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?

54.30	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

2

Development Dates

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When are the building works expected to commence?

03/2025

When are the building works expected to be complete?

01/2026

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:

Existing wall finish is a poor quality grey brickwork with yellow london stock bricks for the party walls and white painted brick for the extension at ground floor.

Proposed materials and finishes:

To the front, the poor quality brickwork will be replaced with a high quality ceramic tile and the party walls will be coated with a white slurry. To the rear the new extension will be finished in stone, chosen for it's low carbon credentials and longevity.

Type:

Windows

Existing materials and finishes:

Existing windows are single glazed, steel framed at the front and pvc at the rear. There is also a large single glazed conservatory at first floor level.

Proposed materials and finishes:

New windows will slim profile high performance windows to increase the thermal efficiency of the property and will likely be finished in anodized aluminium.

Type:

Roof

Existing materials and finishes:

Existing roof is a bitumen flat roof with pvc fascia boards

Proposed materials and finishes:

A roof extension is being proposed and will also have a flat roof, exact build up tbc. There will also be intensive green roofs to new extension elements at the rear, to increase biodiversity.

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

The design and access statement is titled:

2336 - Glenilla Road - Design and Access Statement

Plans, elevations and sections are numbered as follows:

Existing:

Ground floor plan - GLEN_2236-MET-H_001-00-DR-A-121000
First floor plan - GLEN_2236-MET-H_001-00-DR-A-121001
Second floor plan - GLEN_2236-MET-H_001-00-DR-A-121002
Roof plan - GLEN_2236-MET-H_001-00-DR-A-121003
Front Elevation - GLEN_2236-MET-H_001-00-DR-A-122000
Rear Elevation - GLEN_2236-MET-H_001-00-DR-A-122001
Side Elevation - GLEN_2236-MET-H_001-00-DR-A-122002
Section - GLEN_2236-MET-H_001-00-DR-A-122000

Proposed:

Ground floor plan - GLEN_2236-MET-H_001-00-DR-A-101000
First floor plan - GLEN_2236-MET-H_001-00-DR-A-101001
Second floor plan - GLEN_2236-MET-H_001-00-DR-A-101002
Third floor plan - GLEN_2236-MET-H_001-00-DR-A-101003
Roof plan - GLEN_2236-MET-H_001-00-DR-A-101004
Front Elevation - GLEN_2236-MET-H_001-00-DR-A-102000
Rear Elevation - GLEN_2236-MET-H_001-00-DR-A-102001
Side Elevation - GLEN_2236-MET-H_001-00-DR-A-102002
Section - GLEN_2236-MET-H_001-00-DR-A-103000

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.

Please refer to arboriculturalist's report: 11827 Impact Assessment for 28b Glenilla Road

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

Please refer to arboriculturalist's report: 11827 Impact Assessment for 28b Glenilla Road

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: Cars
Existing number of spaces: 1
Total proposed (including spaces retained): 1
Difference in spaces: 0

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.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

After rounds of pre application reports, our case officer stated in their conclusion: The principle of development is considered to be acceptable. The initial concerns raised within pre-app 1 appear to have been addressed within this revised pre-application and therefore officers can support this application if it comes forward as a formal planning application. Officers consider the application in its current form would be in accordance with policies A1, A3, D1, D2 Camden's local Plan 2017.

Summary of the advice given for each pre application can be found within the appendix of the design and access statement.

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 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

Metropolitan Workshop

Date

30/08/2024