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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="51"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Downshire Hill"/>
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 1PA"/>

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

Easting (x)	Northing (y)
<input type="text" value="526881"/>	<input type="text" value="185577"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mrs & Mr

First name

Karen & Ronan

Surname

Daly

Company Name

Address

Address line 1

51 Downshire Hill

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW3 1PA

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

General internal refurbishment works with minor external works.

The external works will be in keeping with the appearance of the building and help create a more harmonious rear facade. These works include the removal of non-original windows and replacement with new windows/doors that match the style and proportions of the remaining windows. The solid door and glass brick windows to the kitchen are also to be replaced with new Crittall windows and doors.

The internal works are intended to upgrade the quality of the accommodation and reintroduce lost architectural and historic elements. This will including the removal of non-original partition walls, changes to lighting layout, reinstating of original floor boards, reintroduction of period appropriate fireplaces and radiators, repair of original lath and plaster ceilings and the reconstruction of the staircase with the intention to retain all original elements. The application also intends to convert the ground floor study into a powder room and convert the fourth bedroom into a bathroom.

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:
293473

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?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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?

01/2025

When are the building works expected to be complete?

07/2025

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:

Windows

Existing materials and finishes:

Timber Windows Glass Brick Windows and Solid timber door

Proposed materials and finishes:

Timber windows to match style and colour of existing. Replacement of single glazing with Mono Laminate Histoglass Glass brick windows and solid timber door to be replaced with black metal Crittall Door.

Type:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Render over brick on rear facade to match existing render. Paint of new render to match existing colour of building.

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

Elavations showing changes on P-350 to P-352
Details of windows and doors on P-500 to P-502

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

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

2024/1426/NEW

Date (must be pre-application submission)

16/04/2024

Details of the pre-application advice received

General changes

The non-original floors can be replaced. However, all historic flooring should remain in situ and be protected, for example new floors should not be stuck directly to historic flooring. In addition, other joinery such as doors or skirting boards should not be altered in order to accommodate any new flooring.

Recessed lighting will be resisted, although I understand there are already recessed lights within some rooms.

The replacement of the radiators with a more historic and aesthetic style is welcome.

Lower ground floor

Reducing the size of the opening into the kitchen is welcome, however the door leading into the dining room should remain as it is as this is an historic doorway with historic door and architrave.

The opening up of the fireplace is welcome. An appropriate fireplace should be sought based on scholarly evidence.

The window here can be replaced with a door – the window sits within a later extension to the building and has little historic value.

The removal of non-original partitions is acceptable.

The removal of existing cabinetry is acceptable.

Changes to the boiler room are supported.

The replacement of the door and window is acceptable, however it would be preferable for the new framing to be in keeping with the character of the building – timber frames are likely to be more appropriate.

Movement of the fuse board is acceptable.

Ground floor

The replacement of the fireplace is welcome, however evidence should be submitted demonstrating that the replacement piece is appropriate to the house.

The demolition of the wall within the lobby area to create a shoe and coat storage area is not ideal. This is an historic wall and therefore forms the proportions and circulation of the entrance lobby. Ideally this wall would remain in situ.

The conversion of the office into a powder room is acceptable, however the servicing will need to be sensitive to the building.

The creation of the bin storage is supported.

The replacement of the non-historic paving tiles is supported, however the new tiles should replicate the historic arrangement.

The current balustrade is not historic, so any amendments will not harm historic fabric, however any alterations should be sensitive to the appearance of the building.

First floor

The replacement of the fireplace is welcome, however evidence should be submitted demonstrating that the replacement piece is appropriate to the house.

The replacement of the cupboard joinery is acceptable. As stated, new cupboards should sit below the cornice line.

Opening up the recesses either side of the chimney breast is welcome.

New bathroom furniture is acceptable.

The rationalisation of the exterior pipes is welcome.

External alterations

The rationalisation of external pipework is welcome.

Where historic glazing exists this should be retained, however where there is modern glazing it can be replaced with Histoglass mono-glazing.

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

Thomas

Surname

Griem

Declaration Date

18/09/2024

☒ 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

Thomas Griem

Date

19/09/2024