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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission, 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	<input type="text" value="5"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Bacon's Lane"/>
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="N6 6BL"/>

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

Easting (x)	Northing (y)
<input type="text" value="528357"/>	<input type="text" value="187224"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Fraser

Company Name

Address

Address line 1

5 Bacon's Lane

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

N6 6BL

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 *****

Site Area

What is the measurement of the site area? (numeric characters only).

572.00

Unit

Sq. metres

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:
LN136076

Energy Performance Certificate Number

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)

2732-5023-8100-0044-8202

Public/Private Ownership

What is the current ownership status of the site?

- ☐ Public
- ☒ Private
- ☐ Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition of the existing 1950s house and single storey annexe and the development of a two-storey house. A previous planning consent for a two-storey extension was granted in 2017 but not executed. The existing building suffers from subsidence and inefficient thermal performance.

The proposal is to demolish the existing and replace with a new building that improves its residential amenity and living conditions, energy performance and future longevity whilst enhancing its surroundings.

The proposals would comprise at ground level, a kitchen / dining space, accessible WC, ensuite bedroom & utility area, and two en-suite bedrooms and an architect's studio on the first floor. The proposed new building will have a total GIA of 306 sqm, a small increase of only 48 sqm compared to the approved development.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

- ☐ Yes
- ☒ No

Do the proposals cover the whole existing building(s)?

- ☒ Yes
- ☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

☐ Yes

☒ No

Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

☒ Yes

☐ No

Please add details for each new separate building being proposed, and any existing building(s) if they are increasing in height

Building reference:

No. 5

Maximum height (Metres):

6.72

Number of storeys:

2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

☒ Yes

☐ No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the proposed development qualify for the vacant building credit?

☐ Yes

☒ No

Superseded consents

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

☒ Yes

☐ No

Please add details of any superseded consent(s)

Local Planning Authority consent reference number:

2017/2646/P

Is the consent only being partially superseded:

Development Dates

Please note: This question is specific to applications within the Greater London area.

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

Entire Development

When are the building works expected to commence?:

07/2025

When are the building works expected to be complete?:

12/2026

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

☐ Yes

☒ No

Developer Information

Has a lead developer been assigned?

☐ Yes

☒ No

Explanation for Proposed Demolition Work

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

Previous planning consent 2017/2646/P approved demolition of the existing single storey side wing annexe to the original No. 5 building. No. 5's contribution to the surrounding Highgate Conservation Area and the architectural interest of the original No. 5 building itself has been eroded by the redesign and modifications to the house in 2007.

Studies have been carried out reviewing the viability of enhancing No.5's appearance in the Conservation Area, improving living conditions, the building's longevity and it's overall environmental performance whilst retaining the existing No. 5 structure. However the property's severe structural issues caused by movement and also poor thermal performance and weathering issues show the need and justification for demolition of the house with a proposed replacement. See the submitted Condition & Feasibility Report.

Therefore as discussed with Camden in the pre-planning application advice, an approach has been taken to replace the existing building / structure which a new building, sensitive to the Conservation Area, with a substantially improved energy and sustainability performance in the long-term, which is justified in further detail in the submitted Sustainability Statement and Whole Life Carbon Assessment.

Existing Use

Please describe the current use of the site

Residential house.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Existing and Proposed Uses

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:
C3 - Dwellinghouses

Existing gross internal floor area (square metres):
159

Gross internal floor area lost (including by change of use) (square metres):
0

Gross internal floor area gained (including change of use) (square metres):
147

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	159	0	147

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Type:

Walls

Existing materials and finishes:

White painted Sto Render.

Proposed materials and finishes:

- Mortar Slurried Stone Bricks, warm variant colour with underlying texture. - Cleft Textured Limestone, beige. - Warm-hued and stained Western Red Cedar Shingle tile module panels and timber pier frame. - Dark-Tone Patinated Metal from Bradleys Metal Finish / Powdertech or similar.

Type:

Roof

Existing materials and finishes:

Grey Single Ply Membrane.

Proposed materials and finishes:

- Grey Single Ply Membrane. - Green Roof to First Floor south roof and Relocated Garage roof.

Type:

Windows

Existing materials and finishes:

Grey aluminium frame windows with glazing.

Proposed materials and finishes:

Dark-toned Patinated Metal aluminium frame windows with 'low e' coated glazing.

Type:

Doors

Existing materials and finishes:

- Iroko Hardwood external main entrance door. - Grey aluminium frame and glazed sliding doors.

Proposed materials and finishes:

- FSC, treated and stained, Western Red Cedar external main entrance door. - Dark-toned Patinated Metal aluminium frame and 'low e' coated glazed sliding doors.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

- Existing historic brick boundary wall. - Low-rail timber fencing.

Proposed materials and finishes:

- Existing historic brick boundary wall. - Low-rail timber fencing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt road finish to match Bacon's Lane.

Proposed materials and finishes:

Asphalt road finish to match Bacon's Lane.

Type:

Lighting

Existing materials and finishes:

- Grey painted Aluminium uplighter / downlighters adjacent to the front entrance and rear elevation.

Proposed materials and finishes:

- Dark-toned Patinated Metal Aluminium uplighter / downlighter adjacent to the front entrance and rear elevation. - Low-level lighting to soft landscaped planting.

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

5BL_A_9000_Rev A:	Design and Access Statement
1223-PP-050_Rev A	Existing Site & Site Location Plan. 1: 100 / 1:1250
1223-PP-100_Rev A	Existing Ground Floor Plan, 1:50.
1223-PP-200_Rev A	Existing First Floor Plan, 1:50.
1223-PP-201_Rev A	Existing Roof Plan, 1:50.
1223-PP-300_Rev A	Existing Section AA, 1:50.
1223-PP-400_Rev A	Existing North & South Elevation, 1:50.
1223-PP-401_Rev A	Existing East & West Elevation, 1:50.
1223-PP-150_Rev A	Proposed Site Plan, 1:100.
1223-PP-250_Rev A	Proposed Ground Floor Plan, 1:50.
1223-PP-251_Rev A	Proposed First Floor Plan, 1:50.
1223-PP-252_Rev A	Proposed Roof Plan, 1:50.
1223-PP-350_Rev A	Proposed Building Section AA & BB, 1:50.
1223-PP-351_Rev A	Proposed Building Section CC & DD, 1:50.
1223-PP-450_Rev A	Proposed North & South Elevation, 1:50.
1223-PP-451_Rev A	Proposed East & West Elevation, 1:50.
1223-PP-500_Rev A	Ground Floor Plan: Comparison of Existing, Approved & Proposed, 1:100.
1223-PP-501_Rev A	First Floor Plan: Comparison of Existing, Approved & Proposed, 1:100.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

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.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☒ Yes

☐ No

Please add details of the charging points:

Charging point type:

Rapid charging points (50+ kw)

Active charging points:

0

Passive charging points:

1

Total charging points

Active

0

Passive

1

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☒ Yes
☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.12

Please provide the date the onsite pre-development biodiversity value was calculated

27/09/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

27/09/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

5 Bacon's Lane Biodiversity Gain Plan_R0

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

5 Bacon's Lane Biodiversity Gain Plan_R0

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

Open and Protected Space

Please note: This question is specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

☐ Yes

☒ No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

☐ Yes

☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

1223-PP-100 Rev A - Existing Ground Floor Plan
1223-PP-250 Rev A - Proposed Ground Floor Plan

Water management

Please note: This question is specific to applications within the Greater London area.

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

- ☐ Yes
- ☒ No

Please state the expected internal residential water usage of the proposal

105.00litres per person per day

Does the proposal include the harvesting of rainfall?

- ☐ Yes
- ☒ No

Does the proposal include re-use of grey water?

- ☐ Yes
- ☒ No

Waste and recycling provision

Please note: This question contains additional requirements 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](#).

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☒ Yes

☐ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

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Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

☒ Yes

☐ No

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Residential Unit Type:

Detached Home

Tenure:

Self-Build and Custom Build

Number of units, of this specification, to be lost:

1

GIA (gross internal floor area) per unit:

159 square metres

Habitable rooms per unit:

6

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accommodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Communal space to be lost

Please add details for every unit of communal space to be lost

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- ☒ Yes
- ☐ No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:
Detached Home

Tenure:
Self-Build and Custom Build

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
1

GIA (gross internal floor area) per unit:
306 square metres

Habitable rooms per unit:
6

Bedrooms per unit:
3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Communal space to be gained

Please add details for every unit of communal space to be added

Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) lost

159

square metres

Total residential GIA (Gross Internal Floor Area) gained

306

square metres

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

- ☐ Yes
☒ No

Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

- ☐ Yes
☒ No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

- ☐ Yes
☒ No

Utilities

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Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

- ☒ Yes
☐ No

Internet connections

Number of residential units to be served by full fibre internet connections

1

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
☒ No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

- ☐ Yes
☒ No

Heat pumps

Will the proposal provide any heat pumps?

- ☒ Yes
☐ No

Total Installed Capacity (Megawatts)

0.01

Solar energy

Does the proposal include solar energy of any kind?

- ☐ Yes
☒ No

Passive cooling units

Number of proposed residential units with passive cooling

1

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- ☒ Yes
☐ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

24.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.05

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

95

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

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

2024/0627/PRE

Date (must be pre-application submission)

14/02/2024

Details of the pre-application advice received

- Refer to Section 8.2 on page 43 of the Design & Access Statement (5BL_PP_9000_Rev A) which highlights all points raised in the pre-application advice and how the full planning application has since addressed and responded to the pre-application items raised in this application.

- Also refer to Lichfields' Planning Statement.

A summary is as follows:

- The proposal is generally considered to be an improvement over the existing dwelling, which has largely been stripped of its mid-century character.

- Although the current design is of high-quality and responds positively to the surrounding character and materiality, further refinement is required.

- The rear facade feels more successful in its architectural detailing and approach. It offers depth, reveal and material interest.

- Approach 'B' with a lower storey as brick feels slightly more successful to help offer a change in plane and emphasise a horizontal plinth at the ground floor. This approach feels as though it has a stronger connection to the architectural moves at the rear with a strong horizontal base with full width canopy separating the two floors.

- The roof line currently feels overly complicated with multiple ridge lines. A reduction in the number of horizontal lines would help to simplify the roof and calm the facade which is only two storeys.

- The overall massing is considered generally acceptable and would have a minimal impact on the Bacon's Lane street scene and on neighbouring Listed Buildings.

- It is considered that even with the added bulk of the proposal, the use of suitable tones and materials would reduce the impact on the Conservation Area and help blend the new building into the surrounding environment.

- Application should be accompanied by verified views of the proposal from various angles.

- Application should be supported by a Daylight / Sunlight study to ensure the neighbour's daylight / sunlight is protected.

- Application should confirm the location of any ASHP facilities. The siting of such should be in a sensitive location and screened from public and private views. A noise impact assessment is required to be submitted along with the application.

- Requirement for a Condition and Feasibility Study and Options Appraisal.

- Requirement for a Whole Life Carbon Assessment.

- Requirement for a Pre-Demolition Audit.

- Requirement for a Sustainability and Energy Statement (it is since understood Energy Statements are only required for major applications).

- Requirement for 2 cycle parking spaces.

- Preference for a draft Construction Management Plan (CMP) and Demolition Management Plan (DMP).

- Construction Management Plan and Implementation Support Contribution, and Impact Bond may be required as a S106 obligation.

As highlighted, further detail on the above and how these items have been acknowledged and addressed in the planning application can be found in the submitted Design & Access Statement and Planning 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

Mr

First Name

Simon

Surname

Fraser

Declaration Date

03/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Full 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

Timothy Sheridan

Date

03/10/2024