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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

Gary

Surname

Yeo

Company Name

Address

Address line 1

12 Murray Mews

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW1 9RJ

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

1. Adding a new conservatory at the roof terrace on the first floor to create an intimate kids play and family relaxation area.
2. Changing the lower half of the double storey double-glazed window to triple glazed bi-folding doors to allow for access to the new conservatory and full opening for natural ventilation in the summer.
3. Replacing all existing double-glazed rooflights, windows and external glass doors to triple-glazed due to failed glazing and low energy efficiency, while maintaining like-for-like appearance of the existing frames in both design and materials. The existing acid etched chevron pattern glass designed by artist Ray Bradley will be reused.
4. Adding a new air source heat pump at the garden on ground floor (within one metre boundary) and a noise impact assessment is provided.

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:
NGL343993

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)

0300-2793-7250-2797-8611

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?

9.65

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.

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When are the building works expected to commence?

04/2025

When are the building works expected to be complete?

10/2025

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:

Doors

Existing materials and finishes:

Black metal framed double-glazed external door

Proposed materials and finishes:

Black metal framed triple-glazed external door (frame material and colour to match existing)

Type:

Windows

Existing materials and finishes:

Black metal framed double-glazed window

Proposed materials and finishes:

Black metal framed triple-glazing window (frame material and colour to match existing)

Type:

Other

Other (please specify):

Rooflight

Existing materials and finishes:

Black metal framed double-glazed rooflight

Proposed materials and finishes:

Black metal framed triple-glazed rooflight (frame material and colour to match existing)

Type:

Other

Other (please specify):

Conservatory

Existing materials and finishes:

No existing conservatory

Proposed materials and finishes:

Black metal framed triple glazed roof, bi-folding doors, and windows (opaque glass).

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

CGW_MURRAY MEWS HOUSE_PLANNING DESIGN & ACCESS STATEMENT

- CGW-MMH-PA-A-0001_A
- CGW-MMH-PA-A-1000_A
- CGW-MMH-PA-A-1001_A
- CGW-MMH-PA-A-1002_A
- CGW-MMH-PA-A-1003_A
- CGW-MMH-PA-A-1010_A
- CGW-MMH-PA-A-1011_A
- CGW-MMH-PA-A-1020_A
- CGW-MMH-PA-A-1021_A
- CGW-MMH-PA-A-1030_A
- CGW-MMH-PA-A-1032_A
- CGW-MMH-PA-A-2000_A
- CGW-MMH-PA-A-2001_A
- CGW-MMH-PA-A-2002_A
- CGW-MMH-PA-A-2003_A
- CGW-MMH-PA-A-2010_A
- CGW-MMH-PA-A-2011_A
- CGW-MMH-PA-A-2020_A
- CGW-MMH-PA-A-2021_A
- CGW-MMH-PA-A-4000_A
- CGW-MMH-PA-A-4001_A

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

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

2024/4675/PRE

Date (must be pre-application submission)

25/10/2024

Details of the pre-application advice received

1. The rear wall of the conservatory needs to be curved to align with the angle of the adjacent wall.
2. Triple-glazed windows to maintain the like-for-like appearance of the existing frames in both design and materials.
3. Opaque glass to be used on elevations adjoining neighbouring properties to minimise overlooking and diffuse artificial light.
4. A daylight and sunlight assessment to be provided.
5. A heritage assessment to be included as part of the Design and Access Statement - as confirmed with the planning officer via email on 28.11.2024.

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

Gary

Surname

Yeo

Declaration Date

16/12/2024

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

Carine Chin

Date

17/12/2024