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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

Corner property at the end of Coity Rd terrace

Applicant Details

Name/Company

Title

Ms

First name

Helene

Surname

Reardon-Bond

Company Name

Address

Address line 1

56 Coity Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW5 4RY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Keeling

Company Name

In Situ

Address

Address line 1

21b Birnam Road

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N4 3LJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

New rear conservatory and rebuild of historic timber lean-to milking shed. New front bicycle storage below entrance walkway

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:

320631

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](#).

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What is the Gross Internal Area to be added to the development?

square metres

Number of additional bedrooms proposed

Number of additional bathrooms proposed

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?

When are the building works expected to be complete?

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:

Poor condition timber shuttering. Historic Mottled Yellow Georgian Brickwork and white render

Proposed materials and finishes:

Slatted timber finished in dark brown staining. New sections of white render where applicable. Glass conservatory coloured to match roof slate and zinc

Type:

Roof

Existing materials and finishes:

Corrugated metal roof

Proposed materials and finishes:

Zinc roofing - VM Zinc Stand Seam Zinc - Pigmento, Storm Grey with 3 skylights

Type:

Windows

Existing materials and finishes:

White painted Timber sash window

Proposed materials and finishes:

White painted timber sash window Anthracite sliding door to match zinc colouration

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

241213_56 Coity Road_Design and Access Statement
A2421_001 - Existing Lower Ground Floor Plan
A2421_002 - Existing Ground Floor Plan
A2421_003 - Existing First Floor Plan
A2421_004 - Existing Second Floor Plan
A2421_005 - Existing Roof Plan
A2421_006 - Existing Site Plan
A2421_010 - Existing North Elevation
A2421_011 - Existing South Elevation
A2421_012 - Existing East + West Elevation
A2421_020 - Existing Section A-A
A2421_021 - Existing Section B-B + C-C
A2421_100 - Proposed Lower Ground Floor Plan
A2421_101 - Proposed Ground Floor Plan_A
A2421_102 - Proposed First Floor Plan_A
A2421_103 - Proposed Second Floor Plan_A
A2421_104 - Proposed Roof Plan_A
A2421_105 - Proposed Site Plan_A
A2421_110 - Proposed North Elevation_A
A2421_111 - Proposed South Elevation_A
A2421_112 - Proposed East + West Elevation_A
A2421_120 - Proposed Section A-A_A
A2421_121 - Proposed Section B-B + C-C_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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

A2421_101 - Proposed Ground Floor Plan_A

Garden side entrance will be moved to allow space for a step out of the new proposed extension

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

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

Keeling

Declaration Date

17/12/2024

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

Simon Keeling

Date

17/12/2024

