

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

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

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Grimsdale

Company Name

Address

Address line 1

2 And A Half Rudall Crescent

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

NW3 1RS

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

New Ground Floor side extension, half width half depth, with new bi-folding doors onto garden. Bricks to match existing. New flat sedum roof. New single door and new sash window in existing side elevation.

New front extension to extend mostly full width, at same depth of existing porch, with new brick detailing to match No. 22 Willoughby Road. New front elevation sash windows to align with 1st floor windows. New sash window at return elevation. New roof formed of Welsh slates.

At boundary wall, existing pedestrian entrance infilled with bricks to match existing.

At boundary wall, existing double gate to be replaced with new electronic sliding gate at same height of the existing gate, to provide a new secure entrance and access to new set back mobility scooter house and bin store, formed of timber framed cork construction, and flat sedum roof

Garden level to be adjusted to provide step free access from ground floor, and retaining walls to be reformed, with permeable surfaces to equal the existing. New cellular attenuation system. Works designed to accommodate tree root systems as referred to in Arboricultural Impact Assessment.

Difference in levels between house and street level to be via a new short flight of steps.

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:

NGL453248

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?

18.30

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

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?

05/2025

When are the building works expected to be complete?

11/2025

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:

Roof

Existing materials and finishes:

Porch roof: tiles

Proposed materials and finishes:

Front extension: Welsh slates. Side extension: sedum roof.

Type:

Walls

Existing materials and finishes:

Front Elevation porch: brick. Side Elevation: brick.

Proposed materials and finishes:

Front Elevation: brick & soldier course to match existing. Side Elevation: brick & soldier course to match existing. Mobility Scooter & Refuse House: cork

Type:

Windows

Existing materials and finishes:

Front Elevation porch: timber framed. Side Elevation sash windows: timber framed sash windows.

Proposed materials and finishes:

Front Elevation extension: timber framed, paint finished to match existing. Side Elevation windows: timber framed sash windows, profile and paint finished to match existing profile. Side Elevation rooflight: aluminium.

Type:

Doors

Existing materials and finishes:

Front Elevation porch: timber framed. Side Elevation double door: timber framed.

Proposed materials and finishes:

Side Elevation doors: timber framed paint finished to match existing. Mobility Scooter & Refuse House: cork doors to match elevation. Sliding door at Entrance to property at pavement level: timber paint finished to match existing.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Boundary wall: brick.

Proposed materials and finishes:

Boundary wall infill: brick to match existing.

Type:

Other

Other (please specify):

Garden hard landscaping

Existing materials and finishes:

Stone slabs.

Proposed materials and finishes:

Existing stone slabs reincorporated, or new to match existing.

Type:

Lighting

Existing materials and finishes:

Security or way finding lighting.

Proposed materials and finishes:

Security or way finding lighting as existing or new discreetly located lighting to suit client's requirements and preferences.

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

103 Brick detail Photographs of No. 22 Willoughby Road

204 GF as Proposed

205 1st Floor as Proposed

206 Side Elevation as Proposed

207 Front Elevation as Proposed

208 Street Elevation as Proposed

209 Section DD as Proposed

Design Access and Sustainability Statement

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.

Arboricultural Impact Assessment

104 Ground Floor as Existing

105 1st Floor as Existing

204 Ground Floor Plan as Proposed

205 1st Floor as Proposed

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

2024/5057/PRE and follow up email, see below.

Date (must be pre-application submission)

01/10/2024

Details of the pre-application advice received

Kristina's feedback in email dated 13 December 2024

"I would be willing to support the part-width part-depth side extension as shown (with a green roof). In terms of additional massing to the front, the existing porch extension is an insensitive addition to the building with the top of the roof encroaching excessively high on the building. There is scope for improvement here so if a wider front extension could result in a more sensitive appearance to the street and conservation area then there could be scope to include this as part of the proposals. I will leave the detailed design to you but would like to emphasise how support depends on a sensitive design with a high quality finish and materials.

The application should also demonstrate how the trees can be retained and the soft landscaping can be maximised."

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

Richard

Surname

Claridge

Declaration Date

19/06/1973

☒ 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

Richard Claridge

Date

28/01/2025

