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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

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.

1. Applicant Name, Address and Contact Details

| | | | | | | |
|---|----------------|-------------|---|-------------------|-----------------|------------------|
| Title: | Dr | First name: | S | Surname: | Sihna | |
| Company name: | | | | | | |
| Street address: | 27 Aylmer Road | | | Country Code | National Number | Extension Number |
| | | | | Telephone number: | | |
| | | | | Mobile number: | | |
| Town/City: | | | | Fax number: | | |
| County: | London | | | Email address: | | |
| Country: | | | | | | |
| Postcode: | N2 0BS | | | | | |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | | |

2. Agent Name, Address and Contact Details

| | | | | | | |
|-----------------|------------------|-------------|---------|-------------------|-----------------|------------------|
| Title: | Mr | First Name: | Michael | Surname: | Wallis | |
| Company name: | PMSS Ltd | | | | | |
| Street address: | 5 Houndsden Road | | | Country Code | National Number | Extension Number |
| | | | | Telephone number: | (208) 360-3335 | |
| | | | | Mobile number: | 07973 890654 | |
| Town/City: | Winchmore Hill | | | Fax number: | | |
| County: | Greater London | | | Email address: | | |
| Country: | United Kingdom | | | | | |
| Postcode: | N21 1LU | | | pmss@lineone.net | | |

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Erection of a new dwelling house (class C3) consisting of basement, ground, first and attics floors, following demolition of existing doctors surgery (class D1)

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

| | | | |
|-----------------|--|---------|----------------------|
| House: | <input type="text" value="2"/> | Suffix: | <input type="text"/> |
| House name: | <input type="text"/> | | |
| Street address: | <input type="text" value="Brookfield Park"/> | | |
| | <input type="text"/> | | |
| Town/City: | <input type="text" value="London"/> | | |
| County: | <input type="text"/> | | |
| Postcode: | <input type="text" value="NW5 1ER"/> | | |

Description of location or a grid reference
(must be completed if postcode is not known):

| | |
|-----------|-------------------------------------|
| Easting: | <input type="text" value="528695"/> |
| Northing: | <input type="text" value="186319"/> |

Description:

5. 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: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Neil"/> | Surname: | <input type="text" value="Quinn"/> |
| Reference: | <input type="text"/> | | | | |

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

It was confirmed that this application was an improvement on previous scheme and additional detail were requested.

6. 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

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

As indicated on the drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

As indicated on the drawings

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

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

Existing property to be demolished as it is not in keeping with adjoining properties and also has serious structural defects

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

White rendered

Description of proposed materials and finishes:

Brickwork at low-level, whites slurry dash render at upper level

Roof - description:

Description of existing materials and finishes:

Clay tiles

Description of proposed materials and finishes:

Clay tiles to match existing

Windows - description:

Description of existing materials and finishes:

UPVC

Description of proposed materials and finishes:

Timber double hung sash Windows to front and side elevations, timber sash Windows to rear elevation.

Doors - description:

Description of existing materials and finishes:

timber

Description of proposed materials and finishes:

timber door to match properties opposite as shown on drawings

Boundary treatments - description:

Description of existing materials and finishes:

hedges

Description of proposed materials and finishes:

hedges to be retained

Vehicle access and hard standing - description:

Description of existing materials and finishes:

concrete

Description of proposed materials and finishes:

Bradstone Woburn rumbled

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing nos 2866/1/1; 2; 3 & 4

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars | 2 | 2 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

15. Existing Use

Please describe the current use of the site:

Doctors surgery (class D1)

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

16. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

17. Trade Effluent

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

☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

18. Residential Units (continued)

Market Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | 1 | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total1

Market Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Existing Market Housing Total0

Overall Residential Unit Totals

| | |
|----------------------------------|---|
| Total proposed residential units | 1 |
| Total existing residential units | 0 |

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 203.0 | 203.0 | 0.0 | -203.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | | 203.0 | 203.0 | 0.0 | -203.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

20. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday Start TimeEnd Time | Saturday Start TimeEnd Time | Sunday and Bank Holidays Start TimeEnd Time | Not Known |
|-----|--|--------------------------------|--|-----------|
|-----|--|--------------------------------|--|-----------|

22. Site Area

What is the site area?

390

sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development?

☐

Yes

☒

No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

25. 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? (Please select only one)

☒

The agent

☐

The applicant

☐

Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

Mr

First name:

Michael

Surname:

Wallis

Person role:

Agent

Declaration date:

07/03/2014

☒

Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

☒

Date

07/03/2014