

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

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:	<input type="text" value="Dr"/>	First name:	<input type="text" value="Andrew"/>	Surname:	<input type="text" value="Photiou"/>
Company name	<input type="text"/>				
Street address:	<input type="text" value="68 St Augustines Road"/>			Country Code	<input type="text"/>
	<input type="text" value="Camden"/>			National Number	<input type="text"/>
	<input type="text" value="68 St Augustines Road"/>			Extension Number	<input type="text"/>
Town/City	<input type="text" value="london"/>			Telephone number:	<input type="text"/>
County:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="NW19RP"/>			Email address:	<input type="text"/>

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Dr Andrew Photiou, PhD
 68 St Augustines Road,
 London NW1 9RP
 Tel: 0207 485 2166
 Mob: 07949 864382
 Email: kigelios@hotmail.co.uk
 Development Management
 London Borough of Camden
 Town Hall, Argyle Street
 London WC1H 8EQ

26th January 2014

Your Reference: RS/PE/EN13/0757

Dear Sir/Madam,

Please find enclosed my retrospective application relating to the new door fitted at the above address opening onto the flat roof (Upper second level). I apologise for not looking into the rules and regulations before commencing work. I was vaguely aware that our house was in a conservation area however I was led to believe that only modifications to the front of the house were regulated. My reason for fitting a door was originally to be able to get onto the flat roof of the extension to clean and maintain it. Double glazing of the door was chosen to keep more of the heating in and greater security, as we had a break-in from entry through the original window. I am getting older now and I previously had to climb out of the window and drop onto the roof to clean it and maintain it. The modification has allowed much easier access without the need of a ladder. It was not logical to have a window in that position once the garden extension was built. I do not feel the new door is offensive to anybody. It is of plain design and nobody can tell of its material unless they were very close to it. The locking device (security) is also much improved. Moreover our extension is "sandwiched" by a 3 floored garden extension (66 St Augustines Road) and a 4 floored garden extension (70 St Augustines Road) and therefore visibility is very limited.

I wish to be allowed to use the area as a roof terrace. I would like to make the area safe by adding metal railings (1.2 metres high). I am very unhappy regarding the suggestion of having to surround the area with 1.8 metre frosted glass screen, it defeats the object of being outdoors (weather permitting) and would feel like sitting in a glass box. The issue of overlooking is not a problem, as our house already has 2 other balconies overlooking into the back gardens.

In summary, I wish to apply to the council to retain the new door, particularly as it blends in well with the garden extension. The extension was built in the 1960's and is exclusively UPVC. Moreover the house has a mix of doors and windows including original wood sash, uPVC and single pane aluminium framed windows. I also wish to be free to use the flat roof as a terrace. A door and rails onto a flat roof already exist at 66 St Augustines road (south neighbouring house), I simply wish to have the same.

I have attached photographs showing:

1. Photo 1 showing new door and adjacent window.
2. Photo 2 showing new door and aluminium window above.
3. Photo 3 top floor balconies overlooking gardens (Nos 68 & 70).
4. Photo 4 Existing flat roof with no rails.
5. Photo 5 Flat roof with rails and door at number 66 St Augustines Road.

3. Description of Proposed Works (continued)

6. Photo 6 Flat roof with rails at no 66.
7. Rear elevation including extension showing that doors and windows have a mixture of uPVC, wood and aluminium windows and doors for the past 20 years.
Drawing reference 001: Shows the original window in place. The pattern above the window and the original window width remain the same.
Drawing reference 002: Shows the new door and the proposed 1.2m high iron railings.
Drawing reference 003: Shows the roof with a 1.8m frosted glass screen in place instead of iron railings.
I hope I have provided all the necessary details to resolve this issue. If any further information is needed then please do not hesitate to contact me.
With kind Regards,
Andrew Photiou, PhD

Has the work already been started without planning permission? Yes No If Yes, please state when the works were started:

Has the work already been completed without planning permission? Yes No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

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

Easting:

Northing:

5. 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

6. 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: Surname:

Reference:

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

Details of the pre-application advice received:

I met Angela Ryan (Planning enforcement officer) to get some feedback as to what I should do with a retrospective application. I found the meeting very helpful and i also found out about current fees and how to use the website which I couldnt locate then I couldnt register until I made a new email address.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

10. 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

If Other has been selected, please provide:

Contact name:

Title: First name: Surname:

Telephone number:

Country code: National number: Extension number:

Email Address:

11. Materials

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

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Metal railings surrounding a flat roof (upper second level).

Doors - description:

Description of *existing* materials and finishes:

old timber window

Description of *proposed* materials and finishes:

new uPVC door

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 references 0001, 002 and 003.
 Photographs 1 to 7

12. 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: Dr First name: Andrew Surname: Photiou

Person role: Applicant Declaration date: 26/01/2014 Declaration made

13. 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 26/01/2014