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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 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:	Mr	First name:	James	Surname:	Twining	
Company name:						
Street address:	24 Lawn Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	NW3 2XR					
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:	Ben	Surname:	Edgley	
Company name:	Coffey Architects					
Street address:	11-12 Great Sutton Street			Country Code	National Number	Extension Number
				Telephone number:	020	7549 2141
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	EC1V 0BX			ben@coffeyarchitects.com		

3. Description of Proposed Works

Please describe the proposed works:

Construction of replacement single storey rear extension following the demolition of existing extension. Conversion of existing lower ground floor garage into habitable space with associated demolition and construction of new rear elevation.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:	24	Suffix:	
House name:			
Street address:	Lawn Road		
Town/City:	London		
County:			
Postcode:	NW3 2XR		

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

Easting:	527568
Northing:	185261

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

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

If Yes, please describe:

Existing - 1 Garage Car Park Space, 1 Street Permit (Lawn Road), 1 Temporary Car Parking Space (Rear Access Road)
Proposed - 1 Street Permit (Lawn Road), 1 Temporary Car Parking Space (Rear Access Road)

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. 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:

House - Red brickwork
Dormers - Zinc cladding
Extension - White painted timber
Garage - White render

Description of *proposed* materials and finishes:

House - As existing
Dormers - Reclad in Zinc
Extension - White glazed brick & zinc cladding
Garage - White glazed brick & zinc cladding

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

House - Clay tiles
Extension - Mastic Ashphalt flat roof

Description of *proposed* materials and finishes:

House - Clay tiles as existing
Extension - Single ply flat roof

Windows - description:

Description of *existing* materials and finishes:

House - Single glazed steel 'crittal' windows
Extension - Aluminium framed single glazed windows
Garage - Timber double glazed window

Description of *proposed* materials and finishes:

House - Single glazed steel 'crittal' windows as existing
Extension - Frameless double glazed windows
Garage - Frameless obscure double glazed windows

Doors - description:

Description of *existing* materials and finishes:

Front door to house - Timber door
Rear door to extension - Aluminium framed glazed sliding door
Garage - Timber door to Utility, black steel garage door

Description of *proposed* materials and finishes:

Front door to house - Timber door as existing
Rear door to extension - Frameless glazed pivot door
Garage - Zinc clad double door to shed

Boundary treatments - description:

Description of *existing* materials and finishes:

Rear Garden - Red Brick Wall to 23 Lawn Road, Timber fence to 25 Lawn Road, Timber fence to rear access road

Description of *proposed* materials and finishes:

Rear Garden - Red Brick Wall to 23 Lawn Road re-clad with timber, New timber fence to 25 Lawn Road, rear elevation to access road built up with white glazed bricks and zinc cladding.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Further information can be found on the existing/proposed elevations and design & Access statement. 617_121, 617_122, 617_121, 617_222, 617_DAS

11. Explanation for Proposed Demolition Work

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

The current rear extension is of poor condition and difficult to maintain, the replacement extension is of similar scale and footprint and will sit comfortably as a new addition to the rear street scene. The existing garage is never used, it is a very large single garage, the proposal readdresses the proportions allowing the lower ground floor to be better utilised as habitable space for a growing family.

12. 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

13. 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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

14. 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