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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Planning Permission and conservation area consent for demolition 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Landon"/>	Surname:	<input type="text" value="Kulik"/>						
Company name:	<input type="text"/>										
Street address:	<input type="text" value="Flat A"/> <input type="text" value="44 Ferncroft Avenue"/>			Telephone number:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Country Code</th> <th style="width: 45%;">National Number</th> <th style="width: 40%;">Extension Number</th> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>	<input type="text"/>									
Town/City:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>						
County:	<input type="text"/>			Fax number:	<input type="text"/>						
Country:	<input type="text"/>			Email address:	<input type="text"/>						
Postcode:	<input type="text" value="NW3 7PE"/>			<input type="text"/>							
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jonathan"/>	Surname:	<input type="text" value="Plant"/>						
Company name:	<input type="text" value="Lipton Plant Architects"/>										
Street address:	<input type="text" value="81 - 83 Essex Road"/> <input type="text" value="Islington"/>			Telephone number:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Country Code</th> <th style="width: 45%;">National Number</th> <th style="width: 40%;">Extension Number</th> </tr> <tr> <td><input type="text"/></td> <td><input type="text" value="02072881333"/></td> <td><input type="text"/></td> </tr> </table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text" value="02072881333"/>	<input type="text"/>
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County:	<input type="text"/>			Fax number:	<input type="text"/>						
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text" value="mail@lparchitects.co.uk"/>						
Postcode:	<input type="text" value="N1 2SF"/>			<input type="text"/>							

3. Description of the Proposal

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

The proposal entails the conversion of the existing 4 Bed apartment (Flat A) at ground floor level into two separate units: a 5 Bed apartment and a 1 Bed studio apartment over two levels. The recent side extension (built circa 2001) was once a separate unit and has an existing separate entrance door located in the main communal entrance hall. It is proposed to separate this unit once more to become an individual unit again. This existing extension will be retained, with the exception of the front elevation wall and the flat roof which is to be demolished and replaced with a pitched roof to match the height and shape of the existing front parapet wall. A new separate entrance to this apartment will be located to the front of the property.

The existing basement will be extended to match the existing footprint of the ground floor level above. The existing footprint of the ground floor level is 249sqm. The basement will be extended to a footprint of 250sqm and will sit directly below the footprint of the ground floor level. Light wells will be provided to both the front and rear of the property, to allow for light and ventilation into the proposed lower ground floor level. At the rear a terrace to the lower ground floor level, will replace the existing rear projection of the house, which currently accommodates a bedroom with ensuite and wardrobe.

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)

Description:

House:	<input type="text" value="44"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Ferncroft Avenue"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 7PE"/>		

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

Easting:	<input type="text" value="525614"/>
Northing:	<input type="text" value="185891"/>

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="Ms"/>	First name:	<input type="text" value="Eimear"/>	Surname:	<input type="text" value="Heavey"/>
Reference:	<input type="text" value="2013/4450/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="15/07/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

We consulted with Eimear Heavey in relation to the proposals for Flat A. A site visit was carried out with the case officer on Wednesday 31st July 2013, where we discussed the proposals. The case officer confirmed that formal written feedback would be issued to Lipton Plant Architects in line with our discussions. On Wednesday 7th August 2013, we received written feedback from the case officer, please see below;

The BIA info appears to be in line with what is required and the additional flood risk info is welcomed as is the SuDs scheme (we may require details of this to be submitted as a condition on any permission);

I hadn't noticed the structural aspect to the report until just now and I was going to request it but it is certainly good to have this as neighbours will need to be reassured because we will have objections to it;

The reduction in the lightwell size to the rear is an improvement;

I would request that the lightwells at the front of the property are pulled in a bit further as 1.8metres is a bit large, maybe to 1.5m or less if at all possible;

To the rear, I would suggest that the windows are pulled in slightly from the side elevation and the balcony railing pulled in from the wall;

A site plan which clearly outlines the area to be excavated – indicating that the majority of the work will be within the footprint of the property and beneath the hardstanding area to the rear would be helpful for neighbours;

As would a section drawing showing the extent of the new depth of the excavation compared to what is existing;

Along with a table showing the existing floorspace and proposed floorspace;

It is generally helpful for everyone if plans such as these are submitted as the neighbours can then clearly see what is being proposed and we do not get so many calls wondering what is being proposed;

I have noticed that previous objectors said they were not notified of the application even though they have a freehold interest in the site – this is something to be flagged up so that they are notified in the event of any future submission;

Does the existing flat (the converted garage) have a different address at all do you know?

We have addressed all of the key points outlined by the case officer in our full planning application. Please refer to the Cover Note document no: 268-FER-019-C-COVER NOTE - FULL APP. This indicates how we have addressed all of the above points.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

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)?

The proposed demolition work includes demolition of the rear single storey extended accommodation at ground floor level. This is required to enable the line of the building at ground floor level to come back in line with the existing upper floor levels. This will enable the creation of a large light-well below this existing area, to provide adequate light and ventilation into the proposed lower ground floor extension. The proposal also includes demolition and replacement of the existing bay window projection to the rear of the property at ground floor level. This is required in order to allow for extension at this location. The proposed extension will enable the existing internal accommodation to be enlarged, while retaining a similar appearance to the original bay formation. Demolition will also occur at the front of the property to the non-original side extension which was built around 2001. It is proposed to demolish the existing front elevation wall which is of poor design and replace with a more appropriate elevation to the side addition. The flat roof will also be demolished to this side addition and replaced with a pitched roof, to match the height and shape of the existing front parapet wall. This will enable a greater floor to ceiling height to the internal accommodation. The remainder of any demolition work will be internal, to allow for alteration to the existing floor plans.

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:

The existing building is made of red brick.

Description of *proposed* materials and finishes:

The proposal is to be built in red brick to match the existing exactly.

Windows - description:

Description of *existing* materials and finishes:

The existing windows are timber sash windows.

Description of *proposed* materials and finishes:

The proposed windows will be timber sash windows, to match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The existing hardlandscaping to the rear of the property is 78 sqm.

The existing vehicle access will remain as existing.

Description of *proposed* materials and finishes:

The proposed hardlandscaping to the rear, including the two proposed lightwells to the front of the property will be 67 sqm.

The existing vehicle access will remain as existing.

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:

268.(1).0.000_A
268.(1).0.001_E
268.(1).0.002_E
268.(1).0.003_E
268.(1).0.004_E
268.(1).0.005_E
268.(1).0.006_E
268.(1).0.007_E
268.(1).0.008_--
268.(1).1.000_A
268.(1).1.001_S
268.(1).1.002_X
268.(1).2.001_F
268.(1).2.002_F
268.(1).2.003_H
268.(1).2.004_Q
268.(1).2.005_F
268.(1).2.006_D
268.(1).3.001_J
268-FER-017-C-DESIGN AND ACCESS STATEMENT - FULL APP
268-FER-019-C-COVER NOTE - FULL APP

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	1	1	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:

The existing site and building are currently in residential use. The new proposal will remain in residential use.

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

Market Housing - Proposed

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

Proposed Market Housing Total

Market Housing - Existing

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

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

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

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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? hectares

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:

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 B)

Certificate Of Ownership - Certificate B Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*“agricultural tenant” has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served																								
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 60%;">Name</td><td colspan="3">Ms Schulz</td></tr> <tr><td>Number:</td><td>44</td><td>Suffix:</td><td>B</td></tr> <tr><td>Street:</td><td colspan="3">Ferncroft Avenue</td></tr> <tr><td>Locality:</td><td colspan="3"></td></tr> <tr><td>Town:</td><td colspan="3">London</td></tr> <tr><td>Postcode:</td><td colspan="3">NW3 7PE</td></tr> </table>	Name	Ms Schulz			Number:	44	Suffix:	B	Street:	Ferncroft Avenue			Locality:				Town:	London			Postcode:	NW3 7PE			16/08/2013
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Title:	Mr	First name:	Jonathan	Surname:	Plant
Person role:	Agent	Declaration date:	16/08/2013	<input checked="" type="checkbox"/> 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

16/08/2013