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

## Application for Planning Permission. 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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

| Country Code         | National Number      | Extension Number     |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

Mobile number: 

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|----------------------|

Fax number: 

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|----------------------|

Email address:

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

### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

| Country Code         | National Number                            | Extension Number     |
|----------------------|--|----------------------|
| <input type="text"/> | <input type="text" value="0207 987 8457"/> | <input type="text"/> |

Mobile number: 

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|----------------------|

Fax number: 

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|----------------------|

Email address:

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

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="108"/>                | Suffix: | <input type="text"/> |
| House name:     | <input type="text"/>                            |         |                      |
| Street address: | <input type="text" value="Highgate West Hill"/> |         |                      |
| Town/City:      | <input type="text" value="London"/>             |         |                      |
| County:         | <input type="text"/>                            |         |                      |
| Postcode:       | <input type="text" value="N6 6AP"/>             |         |                      |

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

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="528282"/> |
| Northing: | <input type="text" value="186430"/> |

#### 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="Rob"/> | Surname: | <input type="text" value="Tulloch"/> |
| Reference:         | <input type="text" value="CA/2012/ENQ/09136"/> |                                      |                                  |          |                                      |
| Date (DD/MM/YYYY): | <input type="text" value="14/03/2013"/>        | (Must be pre-application submission) |                                  |          |                                      |

Details of the pre-application advice received:

**Assessment**  
**New Build**  
The proposed single storey brick built dwelling would be located on the site of the former badminton court directly behind 9 and 19 St Anne's Close. The court is disused and currently in a poor state of repair. It would be enclosed to the south and east by the existing high brick built garden boundary wall. Moreover the verdant planting and trees to the west provide a natural boundary between the former court and the main section of the garden. In this regard the position, scale and modest design of the dwelling would remain unobtrusive. It would not be seen from the public realm and would be largely concealed from view from private vantage points. The discreet location is not considered to impact on the setting of the listed buildings or result in an excessive amount of amenity space. For these reasons the principle as well as the design and scale of the dwelling is likely to be appropriate. In line with policy DP6 (Lifetime Homes and wheelchair housing) all new residential development should meet the Lifetime Homes standards. New build accommodation should meet all of the standards. As such the bungalow is not considered to have an impact on light or privacy to the adjoining properties. A tree screen between the site of the bungalow and the existing house is proposed to be retained to afford all occupiers a reasonable level of privacy. In line with policies DP22 and CS13 new build housing is required to meet Code Level 4 of the Code for Sustainable Homes, achieving at least 50% in the energy, water and materials categories. The Design and Access statement indicates that a sedum roof would be incorporated which would reduce rainwater run-off, and solar water heating will be considered. The application would need to be accompanied by a Code for Sustainable Homes Pre-assessment report, and a post-construction review would be secured by a Section 106 Agreement.

**Transport**  
The site has a Public Transport Accessibility Level of 2 (Poor) and is within the Highgate CA-U Controlled Parking Zone which has a ratio of permits to parking spaces of 0.66 which means the CPZ is not considered to be under stress. The proposal would result in the demolition of an existing garage and the provision of parking for the new dwellings. Due to the low PTAL rating and lack of parking stress, it is not considered that the new dwellings would be required to be car free or car capped. However, Camden's parking Standards allow for a maximum of one parking space per dwelling. In line with the Council's parking standards and the London Plan, the provision of cycle storage/parking for a three bedroom residential unit is 2 spaces, and 1 space for smaller units. Cycle parking should be designed to meet Camden's cycle parking design specifications as set out in Camden Planning Guidance (CPG 7 – Transport). It is accepted that the constraints of the listed building may make provision of cycle storage difficult, but it will need to be addressed. Construction works and construction vehicle movements have the potential to disrupt the day to day functioning of the surrounding highway network for an extended period, and will need to be carefully managed to ensure disruption is kept to a minimum. Due to the location of the development a Construction Management Plan will be required. This will be secured via a Section 106 Agreement.

**Trees**  
The site is well treed. The existing tree screen between the bungalow and Brookfield House would be retained and additional planting is proposed. It is considered that the construction of the bungalow can avoid harm to the nearby trees, but any application will need to be accompanied by an arboricultural report including relevant tree protection measures.

**Community Infrastructure Levy (CIL)**  
The Mayor of London's Community Infrastructure Levy was introduced on the 1st April 2012. This will be used to raise funds to contribute towards Crossrail. The CIL will apply to all development which adds one or more dwellings or more than 100sqm of floorspace at a rate of £50 per sqm. As the proposal would add a new dwelling with a floorspace of 132sqm the CIL contribution would be £6,600. Camden is also introducing its own CIL which will be in addition to the Mayor's CIL, and is likely to be introduced in the Autumn of 2013. Please refer to the Council's website for further information on the Borough's CIL.

**Conclusion**  
There is no objection in principle to the proposal. It would provide two additional dwellings and is not considered to harm the special interest of the listed building or the character or appearance of the Dartmouth Park Conservation Area. The proposal is not considered to harm the amenity of adjoining occupiers, or the local transport network with a suitable Construction Management Plan agreed with the Council.

## 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:  
Storage room provided
- Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No
- If Yes, please provide details:  
Storage room provided for separate bins

## 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
- If Yes, please provide details of the name, relationship and role:  
Applicant is an elected councillor

## 9. 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:

london grey/yellow stock brick

Description of *proposed* materials and finishes:

as existing with same mortar and pointing

### Roof - description:

Description of *existing* materials and finishes:

pitched slate roofs and felt flat roofs

Description of *proposed* materials and finishes:

a sedum "green" roof at minimal falls.

### Windows - description:

Description of *existing* materials and finishes:

Adjacent houses have painted timber casement and sash windows

Description of *proposed* materials and finishes:

Colour coated aluminium faced double glazed windows to meet Part L regs. Colour TBA.

### Doors - description:

Description of *existing* materials and finishes:

Adajacent houses have painted timber panelled doors

Description of *proposed* materials and finishes:

oak boarded door with cetol treatment.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Brick wall surmounted by railings to Highgate West Hill. Brick wall and close boarded fences elsewhere.

Description of *proposed* materials and finishes:

Brick walls to courtyards and 1.8m high close boarded fence to south boundary. Boundary to existing garden to west to be a planting screen/hedgerow.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing garage to be demolished

Description of *proposed* materials and finishes:

Stone paving in courtyard to be repaired where garage demolished.

## 9. (Materials continued)

### Lighting - add description

Description of *existing* materials and finishes:

security lights mounted on face of adjacent house.

Description of *proposed* materials and finishes:

low level bollard lights to illuminate pathway to front door on a movement sensor.

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:

BBH.12.PL01A site plan existing and location plan  
BBH.12.PL02B ground floor plan and site plan proposed  
BBH.12.PL03A elevations as existing  
BBH.12.PL04A elevations as proposed  
BBH.12.PL05 existing and proposed sections  
BBH.12.PL06 tree protection plan  
Arboricultural implications assessment rev A  
Design and Access Statement rev C  
Code for Sustainable Homes Level 4 pre-assessment report

## 10. 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                         | 2  | 2                    |
| Other (e.g. Bus)                             | 0                         | 0  | 0                    |
| Short description of Other                   |                           |  |                      |

## 11. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

BBH.12.PL02A

## 12. 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

### 13. 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

### 14. Existing Use

Please describe the current use of the site:

badminton court within a private residential garden

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

### 15. 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 construction - Recommendations'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?       Yes       No

### 17. 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            |                    |   | 1 |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| 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 |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Market Housing Total     

#### Overall Residential Unit Totals

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

### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?       Yes       No

## 19. 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                              |

## 20. 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 |           |

## 21. Site Area

What is the site area?

372 sq.metres

## 22. 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:

not applicable

Is the proposal for a waste management development?

Yes  No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 24. 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

## 25. 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 or building to which the application relates.

Title: Mr First name: David Surname: Richmond

Person role: Agent Declaration date: 29/04/2013  Declaration made

## 25. Certificates (Agricultural Land Declaration)

### Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: David Surname: Richmond

Person role: Applicant Declaration date: 29/04/2013  Declaration Made

## 26. 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 29/04/2013