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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:	Mr	First name:	Seh-Chong	Surname:	Chng	
Company name:						
Street address:	30a Thurlow Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	NW3 5PH					
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:	Jack	Surname:	Finnin	
Company name:	Square Feet Architects					
Street address:	8a Baynes Mews			Country Code	National Number	Extension Number
				Telephone number:	02074314500	
				Mobile number:		
Town/City	London			Fax number:		
County:	London			Email address:		
Country:						
Postcode:	NW6 6SX			jack.finnin@squarefeetarchitects.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The demolition of an existing single storey house and the excavation and construction of a new two storey single family dwelling retaining the existing ridge height of the original structure.

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="30"/>	Suffix:	<input type="text" value="A"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Thurlow Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 5PH"/>		

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

Easting:	<input type="text" value="526812"/>
Northing:	<input type="text" value="185482"/>

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

From the planning pre-application advice that we received from the Council on the 28th August 2012, a proposal for this site would be subject to three planning considerations:

- The impact of the development on the character and appearance of the host building and garden.
- The impact of the development on neighbouring occupiers and properties.
- The impact of the development on Fitzjohns/Netherhall Conservation Area and in the characteristic 'gap' in the development along Thurlow Road.

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:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- a member of staff
- an elected member
- related to a member of staff
- related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Externally the existing walls are formed from a london stock bricks in a traditional bond.

Description of *proposed* materials and finishes:

Brickwork is proposed for the new structure in conjunction with preformed zinc covered parapets, glazed walls and wooden shutters.

Roof - description:

Description of *existing* materials and finishes:

The pitched parts of the existing roof are slate tiled with zinc flashing around the joints with felt covering the main flat part of the roof.

Description of *proposed* materials and finishes:

The proposal would see a new green roof installed with two rectangular glass roof lights allowing daylight into the habitable rooms below and solar panels positioned to the south of the property providing sustainable energy for the dwelling.

Windows - description:

Description of *existing* materials and finishes:

The existing windows are unpainted, timber framed and single glazed and are predominantly full height casement type although there is a sash window to the front of the property.

Description of *proposed* materials and finishes:

The proposed windows will be argon filled double glazing fixed in place with several full height glazed french doors and casement windows to the Northeast and Southwest elevations of the property.

Doors - description:

Description of *existing* materials and finishes:

As with the windows the door frames are unpainted timber doors with single glazed glass panels.

Description of *proposed* materials and finishes:

As mentioned in the previous section the doors will be glass casement type french doors. The main door into the property will be a solid core timber door.

Boundary treatments - description:

Description of *existing* materials and finishes:

On three sides the property is surrounded by a brick boundary wall, the exception being to the north east where a close board fence seperates the property from its neighbours.

Description of *proposed* materials and finishes:

Boundary walls retained where appropriate. Where damaged by works replace with like for like. A new close board fence will be erected to the Northeast to replace the existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The existing property has external tiling to the front and Northeast of the property forming a forecourt for a car parking space.

Description of *proposed* materials and finishes:

The proposed hardscaping would see the forecourt retained. Stone pavers will be introduced into the new sunken garden.

Lighting - add description

Description of *existing* materials and finishes:

There is a ceiling mounted security light located within the soffit above the front door and a wall mounted security light at high level on the Northeast elevation

Description of *proposed* materials and finishes:

Wall mounted up/downlighters will be introduced to the Northeast elevation with floor mounted navigational spots used in the forecourt.

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:

1023_L_001 - Site Location
1023_L_002 - Site Photos
1023_L_011 - Existing Ground Floor Plan
1023_L_012 - Existing Roof Plan
1023_L_013 - Existing Section AA
1023_L_014 - Context Elevation
1023_L_021 - Proposed Lower Ground Floor Plan
1023_L_022 - Proposed Ground Floor Plan
1023_L_023 - Proposed Roof Plan
1023_L_030 - Proposed Section AA
1023_L_031 - Proposed Section BB
1023_L_032 - Proposed Front Elevation
1023_L_033 - Proposed Southwest Elevation
1023_L_034 - Proposed Northeast Elevation
1023_L_041 - Proposed 3D Views 1
1023_L_042 - Proposed 3D Views 2
1023_L_043 - Proposed 3D Views 3

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	0	0
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):

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:

Currently used as a single family dwelling

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

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?

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:

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: First name: Surname:

Person role: Declaration date: ☒ 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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jack"/>	Surname:	<input type="text" value="Finnin"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="19/03/2013"/>	<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="19/03/2013"/>
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