

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

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:	Ms	First name:	STEFANIE	Surname:	DREWS & MR COLIN ROWAT		
Company name:							
Street address:	FLAT 1			Telephone number:	Country Code	National Number	Extension Number
	27 COMPAYNE GARDENS						
Town/City:	LONDON			Mobile number:			
County:				Fax number:			
Country:	U.K			Email address:			
Postcode:	NW6 3DD						
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:	Edd	Surname:	Rushton		
Company name:	LOM						
Street address:	Boulevard House			Telephone number:	Country Code	National Number	Extension Number
	92 Fortis Green					02084442999	
Town/City:	London			Mobile number:			
County:	Greater London			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	N2 9EY			eddr@lom-fdp.com			

### 3. Description of the Proposal

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

DEMOLITION OF AN UNLISTED POSTWAR DWELLING HOUSE (LOCATED AT THE NORTHERN END OF THREE ATTACHED COTTAGES) & CONSTRUCTION OF A NEW DWELLING HOUSE

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:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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:

#### 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) 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)?

## 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:

To be demolished.

Description of *proposed* materials and finishes:

Cladding at front to be timber veneers and louvres behind glass, by Okawood.  
Cladding at rear to be light-coloured precast rainscreen panels by Reider [Fibre C Ivory Matt or similar]

### Roof - description:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Flat roof: sandstone chip on insulation on waterproofing membrane, to take inclined integrated photovoltaic array and solar thermal panels.

### Windows - description:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Large insulated glass units with minimal frames for fixed, sliding and pivot windows. By Vitrosca, Skyframe or similar, aluminium powdercoated mid grey / black.

### Doors - description:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Front door: sustainably-sourced hardwood.

### Boundary treatments - description:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Rear Garden walls:  
New wall to 57 Maresfield Gardens and around courtyards to be high quality fair-faced GGBS concrete to match interiors, with hardwood trellis for climbers and shrubs.  
Walls to 40 Netherall Gardens, existing fair-faced concrete wall to receive new hardwood trellis for climbers and shrubs.  
Rear garden wall to remain as existing brick.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Footpaths and driveway: stone flags, grass-crete or similar to allow maximum drainage and runoff to garden soil.

### Lighting - add description

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Convenience lighting suitable for single family residence. Low level lighting at entry walks.

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

To be demolished.

Description of *proposed* materials and finishes:

Front & rear garden fencing and balustrades: 'invisible green' painted metal handrails with frameless glass infill.  
Upper decking: accessible sustainably-sourced horizontal slatted hardwood.  
Circulation core: single layer frameless skylights on internal steel sub-frame painted mid-grey.

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:

1. 59 Maresfield Grdns - Drawings
2. 59 Maresfield Grdns - Planning, Access and Design Report, which includes:
  - Covering letter by LOM Architecture & Design for informationResponses from LBC Officer Delegated Report of 2007;
  - Energy Statement, with Building Services and Sustainability Report;
  - Lifetime Homes Standards statement;
  - Landscape and Tree Issues statement, with Arboricultural Survey and Constraints statement; and
  - Ground Engineering Issues statement, with Structural Report and Proposed Construction Methodology statement.
  - Basement Impact Assessment & associated technical appendices

## 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	4	4
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

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

The existing condition is that all of the foul and surface water from three adjacent houses 55, 57 and 59 is collected by a common combined drain which then discharges to the sewer in the street via an interceptor. It is proposed that the existing means of connection continue for the new house.

As a result of several site constraints it is not possible to dispose of the main roof and hard surface drainage into an on site soakaway. For further details, see "Drainage" paragraph within section 7. Energy Statement of the "Planning, Access and Design Report" submission.

## 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:

EXISTING DWELLING HOUSE AND GARDENS

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 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

## 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?

## 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:

N.A. Existing use remains as family residence.

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*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served																							
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Name</td><td colspan="2">Mr B.S. Sahni and Mrs P. Sahni</td></tr><tr><td>Number:</td><td>55</td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">Maresfield Gardens</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 5TE</td></tr></table>	Name	Mr B.S. Sahni and Mrs P. Sahni		Number:	55	Suffix:		Street:	Maresfield Gardens			Locality:				Town:	London			Postcode:	NW3 5TE			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">18/12/2012</div>
Name	Mr B.S. Sahni and Mrs P. Sahni																							
Number:	55	Suffix:																						
Street:	Maresfield Gardens																							
Locality:																								
Town:	London																							
Postcode:	NW3 5TE																							
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Name</td><td colspan="2">Mr B.K. Sanderson and Mrs S.A Sanderson</td></tr><tr><td>Number:</td><td>40</td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">Netherhall Gardens</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 5TP</td></tr></table>	Name	Mr B.K. Sanderson and Mrs S.A Sanderson		Number:	40	Suffix:		Street:	Netherhall Gardens			Locality:				Town:	London			Postcode:	NW3 5TP			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">18/12/2012</div>
Name	Mr B.K. Sanderson and Mrs S.A Sanderson																							
Number:	40	Suffix:																						
Street:	Netherhall Gardens																							
Locality:																								
Town:	London																							
Postcode:	NW3 5TP																							
Title: <input type="text" value="Mr"/> First name: <input type="text" value="Edd"/> Surname: <input type="text" value="Rushton (for and on behalf of LOM)"/>																								
Person role: <input type="text" value="Agent"/> Declaration date: <input type="text" value="18/12/2012"/>	<input checked="" type="checkbox"/> Declaration made																							

## 26. 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="Edd"/> Surname: <input type="text" value="Rushton (for and on behalf of LOM)"/>	
Person role: <input type="text" value="Agent"/> Declaration date: <input type="text" value="18/12/2012"/>	<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