

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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For office use
Date
Payee
App. No.

Fee

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:	Lior	Surname:	Brosh	
Company name	Brosh Architects					
Street address:	Garden flat			Country Code	National Number	Extension Number
	23 Cannon Place			Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:				Email address:		
Country:	England					
Postcode:	NW3 1EH					
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:	Lior	Surname:	Brosh	
Company name:	Brosh Architects					
Street address:	31			Country Code	National Number	Extension Number
	Burghley Avenue			Telephone number:	0044	02083860555
				Mobile number:	0044	07742394495
Town/City	BOREHAMWOOD			Fax number:		
County:	Hertfordshire			Email address:		
Country:	England					
Postcode:	WD6 2JL			lior@brosharchitects.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Cut down 1 dead tree, 2 dying trees, reduce level of existing garden and build playhouse at the rear of the garden

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="23"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Garden Flat"/>		
Street address:	<input type="text" value="Cannon Place"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="London"/>		
Postcode:	<input type="text" value="NW3 1EH"/>		

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

Easting:	<input type="text" value="526579"/>
Northing:	<input type="text" value="186193"/>

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: <input type="text" value="Ms"/>	First name: <input type="text" value="Sally"/>	Surname: <input type="text"/>
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Reference:

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

Details of the pre-application advice received:

- Reducing the level of the garden will be advisable as it will reduce the impact of the playhouse on neighbouring properties.
- Proposed materials are fine
- Proposed height of playhouse is fine (once garden level is reduced in height)
- Trees – Council records do not indicate any TPOs at 23 Cannon Place. Tree survey / Arboriculture report will be required.

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

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ 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. 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:

Description of *proposed* materials and finishes:

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Green roof

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

oak clad storage door
Sliding doors (clear glass)

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick boundary wall.
Part white rendered at lower level

Description of *proposed* materials and finishes:

Existing brick with render at the bottom to hide underpin (if needed).

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:

LED downlights

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:

23CAN - 001 Location map 1:1250
23CAN - 002 Existing site plan 1:100
23CAN - 003 Existing Lower Ground Floor - Rear Garden 1:50
23CAN - 010 Demolition - Lower Ground Floor - Rear Garden 1:50
23CAN - 030 Existing side elevation 1:100
23CAN - 031 Existing side elevation - Rear Garden 1:50
23CAN - 032 Existing Rear Elevation 1:100
23CAN - 101 Proposed Playhouse - Plan 1:50
23CAN - 102 Proposed Playhouse - Roof Plan 1:50
23CAN - 200 Proposed Section 1:50
23CAN - 300 Proposed Side Elevation 1:100
23CAN - 301 Proposed Side Elevation 1:50
23CAN - 302 Proposed Playhouse Elevations 1:50
23CAN - 800 Proposed Services Layout 1:100
23CAN - Tree Survey and Arboricultural Report
23CAN - Existing Images
23CAN - Proposed Images and Concept

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	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

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):

23CAN - 800 Proposed Services Layout 1:100

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

residential

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

Certificate of Ownership - Certificate B

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

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.

25. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	David Ambrose			03/09/2012	
Number:	23	Suffix:	1		
Street:	Cannon Place				
Locality:	Hampstead				
Town:	London				
Postcode:	NW3 1EH				
Name	David Ambrose			03/09/2012	
Number:	23	Suffix:	2		
Street:	Cannon Place				
Locality:	Hampstead				
Town:	London				
Postcode:	NW3 1EH				
Name	Rob Beacroft			03/09/2012	
Number:	23	Suffix:	3		
Street:	Cannon Place				
Locality:	Hampstead				
Town:	London				
Postcode:	NW3 1EH				
Title:	Mr	First name:	Lior	Surname:	Brosh
Person role:	Applicant	Declaration date:	03/09/2012	<input checked="" type="checkbox"/> 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:	Lior	Surname:	Brosh
Person role:	Agent	Declaration date:	03/09/2012	<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.

☒ Date 03/09/2012