

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

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:	Ms	First name:	Laura	Surname:	Andreae		
Company name							
Street address:	19 Willes Road			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	NW5 3DT						
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:	Miss	First Name:	Lisa	Surname:	Shell		
Company name:	Lisa Shell Architects Ltd						
Street address:	1A John Campbell Road			Country Code	National Number	Extension Number	
				Telephone number:	020 7275 7773		
				Mobile number:			
Town/City	Dalston			Fax number:			
County:	London			Email address:			
Country:	United Kingdom						
Postcode:	N16 8JY			lisa@lisashellarchitects.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of flats into a single family dwelling;
Single storey infill extension between existing two/ three storey rear addition and boundary;
Alterations to rear additions to provide traditional windows and glazed doors;
Mansard roof extension.

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="59"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="South Hill Park"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 2SS"/>		

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

Easting:	<input type="text" value="527424"/>
Northing:	<input type="text" value="185906"/>

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="Angela"/>	Surname:	<input type="text" value="Ryan"/>
Reference:	<input type="text" value="CA/2012/ENQ03714"/>				
Date (DD/MM/YYYY):	<input type="text" value="25/06/2012"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

We received the following comments from Angela Ryan by letter dated 25th June 2012 (Ref: CA/2012/ENQ03714) and email dated 20th July 2012, a full copy of which is appended to this document:

- The conversion of the property from two self-contained flats into a single family dwelling is considered to be appropriate in policy terms
- The height of the infill extension does not appear too excessive. However, I would advise that the relationship between the height of the infill extension and the relationship between the height of the infill and extension and the height of the existing boundary between no. 56 (sic) and 61 is considered to ensure that the proposal would not result in any loss of outlook or add to the sense of enclosure to the occupiers at no. 61 South Hill Park. . . . The use of traditional materials for the proposed openings would be welcomed.
- Whilst the principal of a roof extension may be considered appropriate, each proposal has to be assessed on its individual merit and particular site constraints. . . . but the Council will expect the design to comply in full with the requirements as shown in CPG1. If your client is unable to do so then a robust justification needs to be given
- The rooms in the new extension appear to . . . comply with the Councils required room sizes . . . and are considered appropriate. . . . the Council would expect the new accommodation to comply with the lifetime home standards and have the ability to be adapted for wheelchair housing . . . a lifetime home statement should accompany any application. Where a standard cannot be met full justification needs to be given as to why the criteria are unable to be met.

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 checked="" type="radio"/> Yes	<input type="radio"/> No
If Yes, please provide details:		
<input type="text" value="Existing"/>		
Have arrangements been made for the separate storage and collection of recyclable waste?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If Yes, please provide details:		
<input type="text" value="Existing"/>		

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:

London stock brickwork

Description of proposed materials and finishes:

Reclaimed London stock brickwork in bond and coursing to match the original house, pointing will be in a suitable lime mix, recessed from the face of the brickwork and the copings are to be brick on end over natural slate dpc;
External openings will be formed in authentic flat-head brick arches to match the existing

Roof - description:

Description of existing materials and finishes:

Slate with lead flashings

Description of proposed materials and finishes:

Dark grey standing seam zinc sheet

Windows - description:

Description of existing materials and finishes:

Traditional sliding sash windows;
Timber casement windows

Description of proposed materials and finishes:

Traditional painted timber framed double hung sliding sash windows with glazing bar profiles to match the original, above painted concrete subcills;
Patent glazing rooflight with powder coated metal patent glazing bars;
Flat metal framed rooflights;
Sliding metal framed windows;
Painted timber framed casement window to match existing

Doors - description:

Description of existing materials and finishes:

Timber framed panelled and glazed doors

Description of proposed materials and finishes:

Traditional painted timber framed glazed doors

Boundary treatments - description:

Description of existing materials and finishes:

London stock brickwork garden wall with brick on end coping;
Metal balustrading

Description of proposed materials and finishes:

Reclaimed London stock brickwork with brick on end copings over natural slate dpc to match existing;
Metal balustrading to match existing

Others - description:

Type of other material:

Rainwater goods

Description of existing materials and finishes:

UPVC

Description of proposed materials and finishes:

Painted metal rainwater goods

9. (Materials continued)

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:

SURVEY DRAWINGS
Location plan - 1:1250 - SHP/LO/001
Ground Floor plan - 1:50 - SHP/SU/001/B
First Floor plan - 1:50 - SHP/SU/002/B
Second Floor plan - 1:50 - SHP/SU/003/B
Attic plan - 1:50 - SHP/SU/004/B
Roof plan - 1:50 - SHP/SU/005/B
Section AA - 1:50 - SHP/SU/101/B
Section BB - 1:50 - SHP/SU/102/B
Section CC - 1:50 - SHP/SU/103
Section DD & EE - 1:50 - SHP/SU/104
Elevations - 1:50 - SHP/SU/201/B
PROPOSAL DRAWINGS
Ground Floor plan - 1:50 - SHP/GA/001/F
First Floor plan - 1:50 - SHP/GA/002/D
Second Floor plan - 1:50 - SHP/GA/003/C
Attic plan - 1:50 - SHP/GA/004/C
Roof plan - 1:50 - SHP/GA/005/C
Section AA - 1:50 - SHP/GA/101/E
Section BB - 1:50 - SHP/GA/102/C
Section CC - 1:50 - SHP/GA/103/A
Section DD & EE - 1:50 - SHP/GA/104/A
Elevations - 1:50 - SHP/GA/201/C
PHOTOGRAPHS
Site Photos - SHP/PH/001
LIFETIME HOMES DRAWINGS
Ground Floor plan - 1:50 - SHP/GA/011
First Floor plan - 1:50 - SHP/GA/012
DOCUMENTS
Design and Access Statement
Planning application form
Pre-application comments

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	0	0	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

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:

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

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 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	2

Market Housing - Existing

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

Existing Market Housing Total 2

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 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: First Name: Surname:

Person role: Declaration date: ☒ 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. ☒

Date