

Planning Services
Camden Town Hall
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London WC1H 8EQ

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For office use
Date
Payee
App. No.

Fee

**Application for Planning Permission and conservation
area consent for demolition in a conservation area.
Town and Country Planning Act 1990**

2012/ 2736/P

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:	Alan	Surname:	Hobart						
Company name:											
Street address:	N/A										
Town/City:											
County:											
Country:											
Postcode:											
				Telephone number:	<table border="1"> <tr> <th>Country Code</th> <th>National Number</th> <th>Extension Number</th> </tr> <tr> <td>N/A</td> <td></td> <td></td> </tr> </table>	Country Code	National Number	Extension Number	N/A		
Country Code	National Number	Extension Number									
N/A											
				Mobile number:							
				Fax number:							
				Email address:							

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Frank	Surname:	Green						
Company name:	BUJ Architects LLP										
Street address:	36 Millharbour										
Town/City:	London										
County:											
Country:	United Kingdom										
Postcode:	E14 9TX										
				Telephone number:	<table border="1"> <tr> <th>Country Code</th> <th>National Number</th> <th>Extension Number</th> </tr> <tr> <td></td> <td>02075313300</td> <td></td> </tr> </table>	Country Code	National Number	Extension Number		02075313300	
Country Code	National Number	Extension Number									
	02075313300										
				Mobile number:							
				Fax number:							
				Email address:	frankg@buj.co.uk						

3. Description of the Proposal

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

A single storey dwelling with basement(C3) at site adjacent to 41 Ferncroft Avenue london NW3 7PG involving the demolition of an existing gagrae

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:	site next to no 41		
Street address:	Ferncroft Avenue		
Town/City:	London		
County:			
Postcode:	NW3 7PG		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	525518		
Northing:	185902		

Description:

Full planning permission and conservation area consent sought for a single storey dwelling with basement on site adjacent to 41 ferncroft Avenue london NW3 7PG involving the demolition of an existing garage

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:	Mr	First name:	Niel	Surname:	Zaayman
Reference:	1045-111215-sa- Site adjacent to 41 Ferncroft Avenue				
Date (DD/MM/YYYY):	16/01/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

see e-mails attached for 16th January 2012 and 7th February 2012 and 16th March 2012 also we have had telephone conversation with duty planning officer Mr philip Niesing regarding exemption of fees on the 14th May 2012 in the afternoon

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

An altered vehicular access positioned on Ferncroft very close to the current existing cross over refer to proposed ground floor Plan our drawing no 1045-PL-002C which shows the proposed Ground floor plan in context and new cross over position

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:

allocated recycling and refuse bins areas are positioned near Ferncroft boundary, refer to Ground Floor Plan drawing no 1045_PL-002C

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

☒ Yes ☐ No

If Yes, please provide details:

see Ground Floor Plan drawing no 1045_PL-002C

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)?

The garage is currently unused and the agent is in receipt of demolition permission from Camden Borough dated 6th October 2009 (demolition permission attached as part of this application)

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:

existing garage which is to be demolished; external walls are in red bricks

Description of *proposed* materials and finishes:

red bricks and some stone dressings at eaves level and side window

Roof - description:

Description of *existing* materials and finishes:

current garage Roof which will be demolished is clay tiled pitched roof

Description of *proposed* materials and finishes:

Flat lead Roof to proposed new single storey dwelling with basement

Windows - description:

Description of *existing* materials and finishes:

existing garage which will be demolished has no windows

Description of *proposed* materials and finishes:

double glazed metal framed new windows

Doors - description:

Description of *existing* materials and finishes:

Existing garage which would be demolished has up and over timber door

Description of *proposed* materials and finishes:

polished timber doors

Boundary treatments - description:

Description of *existing* materials and finishes:

timber and brick boundary walls

Description of *proposed* materials and finishes:

timber and brick boundary walls

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

herringbone brick paviours

Description of *proposed* materials and finishes:

shingles

Lighting - add description

Description of *existing* materials and finishes:

existing lantern

Description of *proposed* materials and finishes:

none proposed

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:

see photographs and survey of existing garage, on our drawings numbered 1045-PL-200 and 1045-PL-210 and and proposed plans and elevations as on drawings numbered 1045-PL-020C to 1045-PL-023B

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	0	0
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):

Existing gully in forecourt in front of existing garage

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:

garage

Is the site currently vacant?

☒

Yes

☐

No

If Yes, please describe the last use of the site:

garage

When did this use end (if known) (DD/MM/YYYY)?

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

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

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

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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?

00.01

hectares

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:

Not applicable

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 A)

Certificate Of Ownership - Certificate A Certificate 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 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

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: First Name: Surname:
Person role: Declaration date: ☒ 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. ☒

Date