

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 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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Country Code:  National Number:  Extension Number:

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

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Country Code:  National Number:  Extension Number:

**3. Description of the Proposal**

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

The application for planning consent is for amendments to the planning application 2007/6230/P approved on 19th November 2008 for the redevelopment of the site by the erection of two proposed houses, one of three storeys and the other of two, above 6 garages in Nutley Terrace above ground. The amendments involve:

- Change of House A garage 1 to internal office space.
- Formation of two external enclosures with acoustic timber louvers housing Air-conditioning units for house A & B.
- The back painted glass section to the top floor rear elevation of House A to be changed to dark brown brick to match the rest of the elevation.
- The glazed roof of the top floor of House A to be made solid and to be changed to green roof to match the rest of the roof.
- Lift overhead to be added on the roof of each house to meet manufacturer's requirements.

The rest of the design remains unchanged and as approved on the 19th November 2008

Has the building, work or change of use already started?  Yes  No If Yes, please state the date when building, works or use were started:

Has the building, work or change of use been completed?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Fitzjohns House"/>		
Street address:	<input type="text" value="46 Fitzjohns Avenue"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 4LU"/>		

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

Easting:	<input type="text" value="526677"/>
Northing:	<input type="text" value="185641"/>

Description:

Garages at rear of Fitzjohn's House 46 Fitzjohn's Avenue (fronting Nutley Terrace)  
London NW3 5LU

#### 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:	<input type="text"/>				
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Nicola"/>	Surname:	<input type="text" value="Tulley"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

We have been advised by Ms Nicola Tulley to submit a new planning application regarding the amendments to the approved planning application 2007/6230/P listed previously on the form and highlighted on the proposed drawings.  
Ms Tulley advised us to withdraw the current application for two air-con units, and to re-submit it with all the new amendments into one application.

#### 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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

N/A  
Any demolition required has been covered in the original planning and conservation area submission ref# 2007/6230/P & 2007/6231/C

#### 10. Materials

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

## 10. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber slats

### 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:

Timber slats

### Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

### 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:

N/A

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:

5NT\_Design and Access Statement and drawings 5NT\_AC/101, 102, 202, 203 and P204

## 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	5	5	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

N/A

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

### 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:

At present there the site is allocated to parking use (e.g. garages). The approved planning permission and conservation area consent for the erection of two houses has been granted on the 19th November 2008 (Ref: 2007/6230/P)

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?

255.7	sq.metres
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## 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:

Two external air-conditioning units, one for each house will be housed in acoustically treated enclosures. IAC Slimshield SL-600 acoustic louvres or equivalent will be provided to totally encompass the units. Note. These are a double bank louvre of approximately 600mm depth. Additional details can be found in the acoustic report submitted as part of this application.

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.

## 26. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: Ms Salma Hussein Anjarwalla Number: 46 Suffix: 1 Street: Fitzjohns Avenue Locality: Town: London Postcode: NW3 5LU	29/05/2012
Name: Mehmuda Hussein Anjarwalla Number: 46 Suffix: 2 Street: Fitzjohns Avenue Locality: Town: London Postcode: NW3 5LU	29/05/2012
Name: Emma Lucy Rajbenbach & Paul Malcom Sampson Number: 46 Suffix: 5 Street: 46 Fitzjohns Avenue Locality: Town: London Postcode: NW3 5LU	29/05/2012
Name: Mr Nicholas James Brown Number: 46 Suffix: 6 Street: 46 Fitzjohns Avenue Locality: Town: London Postcode: NW3 5LU	29/05/2012
Name: Mr G H Sayar & Mrs T Feld-Sayar Number: 46 Suffix: 6 Street: 46 Fitzjohns Avenue Locality: Town: London Postcode: NW3 5LU	29/05/2012

Title: Mr First name: Shahriar Surname: Nasser  
 Person role: Agent Declaration date: 28/05/2012  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: Mr First Name: Shahriar Surname: Nasser  
 Person role: Agent Declaration date: 28/05/2012  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

28/05/2012