

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:	Mr	First name:	Pooya	Surname:	Kamvari		
Company name	Tamaya Ltd						
Street address:	5 Merton House			Country Code	National Number	Extension Number	
	36 belsize park			Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	NW3 4EA						
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:	Omid	Surname:	Kamvari		
Company name:	Kamvari Architects						
Street address:	1-5 clerkenwell road			Country Code	National Number	Extension Number	
				Telephone number:	044	02072534513	
				Mobile number:		07789204850	
Town/City	london			Fax number:			
County:	London			Email address:			
Country:							
Postcode:	ec1m 5pa			omid.kamvari@kamvariarchitects.com			

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposal are made for a new 4866 sqft 5 bedroom house complete with basement , to replace current Family house on site dating back to the 1930's.

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="3"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="RANULF ROAD"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW2 2BT"/>		

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

Easting:	<input type="text" value="525077"/>
Northing:	<input type="text" value="185802"/>

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="Jenna"/>	Surname: <input type="text" value="Litherland"/>
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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

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)

#### 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. Materials

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

## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

Red Brick to the lower ground with white render above on the first floor with a grey slate roof.  
the widnow consits of White Frame Pvc and clear glazed elemnts.

Description of *proposed* materials and finishes:

Red brick, matched closely to the neighbouring plots to allow the building to refer to its context. the new proposal removes the use of white render above ground floor so that it is closer in materials finished to its context. The houses along Ranulf road mainly consist of red brick external finishes.  
Metallic reassessed window frame, the reseed windows allows the facade to develop some depth and protection from excessive light. All windows will be double glazed in accordance to buildings regulation to reduce and minimise the effects of heat loss and increase insulation.

### Roof - description:

Description of *existing* materials and finishes:

Grey Slate Pitched roof.

Description of *proposed* materials and finishes:

The current roof will be replaced with a simple flat roof, which will be much space efficient but also allow for the incorporation of possible uv panel and grey water harvesting.  
The aim to the create a brown roof which will also help to insulate the building and is in keeping with he rest of the design proposal.

### Windows - description:

Description of *existing* materials and finishes:

White PVC Window frame with clear glazed elements.  
Standard bay windows typical of design of early 20th century.

Description of *proposed* materials and finishes:

Metallic ( aluminium)recessed windows finisied in a dark colour giving the design depth but also allowing to protect the internal space from excessive solar gains, therefore reducing energy demands on the buildings. All windows will be double glazed to fit in with regulation.

### Doors - description:

Description of *existing* materials and finishes:

Timber door side entrance used at the moment.

Description of *proposed* materials and finishes:

Timber security door entered from the north and facing the street to match closely with neighbouring plot. Possible or similar to Modena Oak Door - Obscure Safety Double Glazing

### Boundary treatments - description:

Description of *existing* materials and finishes:

Green hedges to the northern elevation.  
Typical brick wall to the rear garden.

Description of *proposed* materials and finishes:

The current will be maintained and replaced as and if necessary throughout the construction process.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None at present

Description of *proposed* materials and finishes:

It is proposed to drop the rub on the north allowing access form street onto hard landscaped are. This will likely be simple block paving driveway to match closely with neighbouring houses.

### Lighting - add description

Description of *existing* materials and finishes:

Standard interla lighting with no external lights.

Description of *proposed* materials and finishes:

Energy efficient internal lighting, with standard security light to the exterior.  
The recessed facade consider the effects of light pollution and minimised this through the use of louvers on the internal space which block excessive light from escaping.

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:

Planning set continaed infromation onf existing and proposed.  
120404-No3 Ranulf Road\_Planning Set.pdf  
Drawing no. 16, 17 , 18 , 19, 20 ,21, 22 , 23, 24 ,25 ,26, 27  
Design document  
120404-No3 Ranulf Road- Design Document

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	1	1
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:

The site currently has a 2 bedroom house on the ground and lower ground floor with a studio complete with mezzanine floor above. It is currently used for the purposes of a family home.

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

## 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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Omid"/>	Surname:	<input type="text" value="Kamvari"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="05/04/2012"/>	<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.



Date	<input type="text" value="05/04/2012"/>
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