

Planning Services
Camden Town Hall
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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:	Mr	First name:	Farhad	Surname:	Lakani	
Company name:	Artedi					
Street address:	Unit 3, Europa House			Country Code	National Number	Extension Number
	Rowdell Road			Telephone number:		
				Mobile number:		
Town/City:	Rowdell, Northolt			Fax number:		
County:				Email address:		
Country:	UK					
Postcode:	UB5 6AG					
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:	Andrea	Surname:	Carbogno	
Company name:	Belsize Architects					
Street address:	48 Parkhill Road			Country Code	National Number	Extension Number
				Telephone number:	02074824420	
				Mobile number:		
Town/City:	London			Fax number:		
County:	Greater London			Email address:		
Country:						
Postcode:	NW3 2YP			mail@belsizearchitects.com		

3. Description of the Proposal

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

We wish to apply for Planning Permission and Conservation Area Consent to relocate the refuse storage bins from the front of the garages next to Fitzjohns House to the rear of the house and for the formation of two new timber clad enclosures one at the front of the house and one at the rear housing five recycle bins. The proposal included the demolition of a small brickwork volume at the rear of Fitzjohns House house that serves as access to the existing tank room at basement.

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:	46	Suffix:	
House name:	FITZJOHNS HOUSE		
Street address:	FITZJOHNS AVENUE		
Town/City:	LONDON		
County:			
Postcode:	NW3 5LU		

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

Easting:	526604
Northing:	185002

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:	Mr	First name:	Mathias	Surname:	Fernandes
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Reference:

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

Details of the pre-application advice received:

The current proposal has been positively reviewed by Matt Fernandes from the Environmental Department at Camden Council.

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)

A small alleyway is to be formed to the east side of the house allowing for refuse collection. For additional details see drawings:
46FH/S002, S101, S201, S202 and S203
46FH/A002 and A101
46FH/P002, P101, P201, P202 and P203

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:

The proposal is for the relocation of the refuse storage bins from the front of the garages next to Fitzjohns House. We are proposing to form two new timber clad enclosures one at the front of the house and one at the rear housing five recycle bins. We are also proposing to relocate the refuse bins at the rear of the property and forming a new paved alleyway to the side of Fitzjohns house allowing for access for refuse storage.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

See above

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 brick access to the tank room is a later addition to the building and does not contribute or enhances the appearance of the building. Demolishing this will allow enough space to be freed for the two refuse bins to be located here.

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:

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:

Timber slats

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:

Brickwall retaining wall

Description of *proposed* materials and finishes:

A reinforced Concrete Retaining wall is to be formed locally at the rear of the house (not visible from any public road)

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

Others - description:

Type of other material:

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:

46FH/P002, P101, P201, P202 and P203

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	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			

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:

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

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?

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:

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			29/03/2012	
Number:	46	Suffix:	1		
Street:	Fitzjohns Avenue				
Locality:					
Town:	London				
Postcode:	NW3 5LU				
Name	Mehmuda Hussein Anjarwalla			29/03/2012	
Number:	46	Suffix:	2		
Street:	Fitzjohns Avenue				
Locality:					
Town:	London				
Postcode:	NW3 5LU				
Name	Emma Lucy Rajbenbach			29/03/2012	
Number:	46	Suffix:	5		
Street:	Fitzjohns Avenue				
Locality:					
Town:	London				
Postcode:	NW3 5LU				
Name	Mr Nicholas James Brown			29/03/2012	
Number:	46	Suffix:	6		
Street:	Fitzjohns Avenue				
Locality:					
Town:	London				
Postcode:	NW3 5LU				
Name	Mr G H Sayar & Mrs T Feld-Sayar			29/03/2012	
Number:	46	Suffix:	6		
Street:	Fitzjohns Avenue				
Locality:					
Town:	London				
Postcode:	NW3 5LU				
Title:	Mr	First name:	Andrea	Surname:	Carbogno
Person role:	Applicant	Declaration date:	29/03/2012	<input checked="" type="checkbox"/> 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:	Andrea	Surname:	Carbogno
Person role:	Applicant	Declaration date:	29/03/2012	<input checked="" type="checkbox"/> 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

29/11/2012