

Planning Services  
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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:  Country Code:  National Number:  Extension Number:

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:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

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

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)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

#### 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:  First name:  Surname:

Reference:

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

Details of the pre-application advice received:

This proposal follows the previous application that was recommended for approval but refused by the Committee. The Committee, and the Highgate Society who objected, felt that the Victorian style of the proposal was not right for The Grove. This new proposal is Georgian in style which is in keeping with The Grove and its design was developed with Charles Rose (Design Officer) and the Highgate Society. In all other respects this proposal is identical to the previous application that was recommended for approval.

The previous application had followed pre-application advice as recorded on the application form for the previous application. This previous pre-application advice is copied below:

Two pre-application meetings were held. The first took place on 26th October 2010 with Victoria Pound to discuss design and Conservation Area issues. Victoria Pound gave the following advice by email on 3rd December 2010: "The existing building is not identified as a positive contributor in the CA statement. To this end, the acceptability of the demolition will hinge on the quality of the new building and the contribution that this makes in preserving or enhancing the CA. The scale, height and detailed design of your proposal, which takes a traditional architectural approach and stylistic cues from its neighbour to the south, in my view enhances the character of the CA and the appearance of the streetscene. In addition to the usual drawings and design and access statement, a PPS5 statement will be required with the application". Victoria Pound also recommended a further pre-application meeting with a Case Officer to discuss the other relevant issues. The second meeting took place on 22nd November 2010 with Jennifer Walsh who recommended a number of minor amendments and requested extra information as follows:

1. A full hydrological report in line with new policy DP27 on basements; 2. A light report to ensure that sufficient light is provided in accordance with the BRE guidelines; 3. Soft and hard landscaping layouts; 4. Cycle storage (one Sheffield stand each for units A and D; two Sheffield stands each for units B and C); 5. A section (cut through the light well at the front and the dormer at the rear); 6. 1.7m high obscured glass privacy screens preventing overlooking between the two rear terraces and preventing the overlooking of the rear garden of No.11; 7. A minimum of 0.5m should be allowed between the chimney stack on the party wall line and the dormers; 8. The amount of additional area (as if greater than 1,000 sq m an affordable housing provision is triggered). I confirm that the additional area is only 368 sq m. 9. A Construction Management Plan will be the subject of a Section 106 agreement.

All of the above has been provided. A planning application was submitted on the basis of the above advice on 4th February 2011. This application was withdrawn on 5th April 2011 as there was insufficient time within the eight week target period (for reaching a decision) to make the amendments and provide the further information requested by the Council (as listed below):

1. The appointed Conservation Area Officer, Mr Charles Rose, requested amendments to the façade treatment. A number of options were proposed and discussed before agreeing on the designs shown in this new application;

2. A Code for Sustainable Homes Assessment as requested in Jennifer Walsh's email dated 4th April 2011. A certified Code Assessor has prepared a report which is a part of this new application;

3. Following Jennifer Walsh's on site assessment of the impact of the roof terrace on the privacy of No.11, Jennifer Walsh requested a timber rather than glass privacy screen and the repositioning of the balustrade so that the canted bays are not part of the roof terrace. These changes are shown on this new 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

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)/drawing(s)

Please see drawing no. 1129/AP3 01

## 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:

Please see drawing no. 1129/AP3 02

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

Yes  No

If Yes, please provide details:

Please see drawing no. 1129/AP3 02

## 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)?

Please see the Description of the Proposal, the Design and Access Statement and PPS 5 Statement

## 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:

Dark machine-made brick

Description of *proposed* materials and finishes:

Hand-made pale bricks with painted stucco to the lower and raised ground floors

### Roof - description:

Description of *existing* materials and finishes:

Slate roof tiles

Description of *proposed* materials and finishes:

Slate roof tiles

### Windows - description:

Description of *existing* materials and finishes:

Aluminium windows - painted white

Description of *proposed* materials and finishes:

Timber windows - painted white

### Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

### Boundary treatments - description:

Description of *existing* materials and finishes:

Low brick wall (dark bricks) with white painted railings above to front boundary. Close-boarded fences to the side boundaries. Brick wall to the rear boundary.

Description of *proposed* materials and finishes:

Low brick wall with black painted cast iron railings above between brick piers to front boundary (pale bricks and stone cappings) and hedging. No change to the side and rear boundary treatments.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Dark brick pavements

Description of *proposed* materials and finishes:

Gravel

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:

Please see drawing no.s 1129/S 01-08 and 1129/AP3 01-08 plus the Design and Access Statement and PPS 5 Statement

## 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	3	1	-2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	10	10
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

## 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:

Block of five flats

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

### Market Housing - Proposed

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

Proposed Market Housing Total

### Market Housing - Existing

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

Existing Market Housing Total

### Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	5

## 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 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