

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 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:	Marcus	Surname:	Donn	
Company name:						
Street address:	50 Redington Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	NW3 7RS					
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:	William	Surname:	Monan	
Company name:	Osel Architecture					
Street address:	26			Country Code	National Number	Extension Number
	Oldbury Place			Telephone number:	+44	2072242447
	London			Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	United Kingdom					
Postcode:	W1U 5PR			tmonan@oselarch.co.uk		

3. Description of the Proposal

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

The proposal refers to the demolition of the existing building and the erection of a new private single family dwelling house. The existing property is a two storey detached private dwelling house in Redington Frogna conservation area. The entrance to the house is raised 2.35meters above the road level and therefore accessed by a considerable amount of steps. The proposal introduces a lower ground floor so that the dwelling is accessed from the road level.

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:	50	Suffix:	
House name:			
Street address:	REDINGTON ROAD		
Town/City:	LONDON		
County:			
Postcode:	NW3 7RS		

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

Easting:	525641
Northing:	186084

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:	Edward	Surname:	Bailey
Reference:	14128				
Date (DD/MM/YYYY):	21/07/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

Mr Bailey considered the proposals to be in relation to the context of Redington Frogna Conservation Area. Specifically, he advised that the proposed dwelling sits comfortably on the site as its footprint is similar to the existing, the style of the elevations compliment the surroundings as characteristic elements of the area have been used and that the new entrance improves the accessibility and the lifetime of the house.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

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 refer to section 6.0 Refuse & Storage of Design and Access Statement (E10-030/DAS) for further information on waste storage and collection.

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

If Yes, please provide details:

Please refer to section 6.0 Refuse & Storage of Design and Access Statement (E10-030/DAS) for further information on waste storage and collection.

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)?

Existing dwelling lacks a level access to the entrance and does not take advantage of the site's unequal levels. The demolition of the existing dwelling will allow the erection of a new single family dwelling house, which will be better suited to the owner occupiers.

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 wall finishes are red brown multi engineered brick

Description of proposed materials and finishes:

Proposed external walls shall be of handmade brick of buff brown colour

Roof - description:

Description of existing materials and finishes:

Existing roof consists of an assortment of roof pitches and is covered with cementitious slate tiles

Description of proposed materials and finishes:

Proposed roof shall be clad with slate tiles

Windows - description:

Description of existing materials and finishes:

Elevation windows are framed with dark brown painted timber casements.

Description of proposed materials and finishes:

Proposed windows will be double glazed and have dark grey aluminium casements with precast stone detailing on top. Windows at rear elevation will be double glazed with dark grey frame.

Doors - description:

Description of existing materials and finishes:

At front elevation there is a side access black painted metal gate, a dark brown up and over garage door, and a timber entrance door not visible from the street level. The existing entrance door is located within a recess behind a metal gate. Rear and side elevation have glazed doors with dark brown painted timber frames.

Description of proposed materials and finishes:

Proposed entrance door is from timber with glazed fixed side panels. Garage doors and doors at the maid's room at ground floor are side hinged made from timber with upper open-able glazed section and precast stone detailing at top. Rear elevation doors shall be glazed with dark grey aluminium frames.

Boundary treatments - description:

Description of existing materials and finishes:

Mature vegetation and brick walls form the south and northwest boundaries. Along the northeast side at the rear a timber fence and vegetation separate the property from the adjoining 48 Redington Road

Description of proposed materials and finishes:

Side and rear boundary walls will be retained as existing and refurbished where necessary. At the front a new brick wall with vegetation, a pair of timber gates and entrance door will define the site boundary

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Existing front drive consists of block paving and bricks.

Description of proposed materials and finishes:

Proposed front drive will consist of two differing surfaces of stone sets.

Lighting - add description

Description of existing materials and finishes:

Wall mounted lights are installed at entrance and garage door.

Description of proposed materials and finishes:

Appropriate entry lights will be installed

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:

E10-030/P01-P04, E10-030/P05-P06, E10-030/P07-P09, E10-030/S01-S09, E10-030/S101, E10-030/P101, E10-030/DAS, E10-030/ArboriculturalReport, E10-030/S100
E10-030/DEM01-DEM04, E10-030/P01.REVA-P09.REVA, E10-030/P10, E10-030/S01.REVA-S09.REVA, E10-030/S10, E10-030/HS

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	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	2	2	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	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

Currently the site is the owner occupier's main residence.

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				5	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 5

Market Housing - Existing

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

Existing Market Housing Total 4

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	4

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? 00.06 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:

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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