

Planning Services  
Camden Town Hall  
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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:	Mr	First name:	Ralf	Surname:	Schoepfer		
Company name:							
Street address:	2b Briardale Gardens			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:				Fax number:			
County:	London			Email address:			
Country:	UK						
Postcode:	NW3 7PP						
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:	Deniz	Surname:	Heeremans		
Company name:	Panter Hudspith Architects						
Street address:	Panter Hudspith Architects			Telephone number:	Country Code	National Number	Extension Number
	4-8 emerson st					0207 633 9425	
				Mobile number:			
Town/City:	london			Fax number:			
County:	London			Email address:			
Country:							
Postcode:	se1 9du				denizheeremans@panterhudspith.com		

### 3. Description of the Proposal

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

Erection of a new 3 storey and basement detached dwelling house including balcony at rear and car lift following demolition of existing garage.

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:	2	Suffix:	B
House name:			
Street address:	BRIARDALE GARDENS		
Town/City:	LONDON		
County:			
Postcode:	NW3 7PP		

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

Easting:	525241
Northing:	186087

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:	Ms	First name:	Jenna	Surname:	Litherland
Reference:	Briardale Gradens Planning Meeting				
Date (DD/MM/YYYY):	14/10/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

This dwelling house currently has valid planning permission with forecourt parking. With the addition of the car lift, Ms Litherland recommended that we submit a full planning application for this amendment. Positive feedback was received and guidance given on the landscaping of the front garden. Following this guidance the car lift has been designed to improve the appearance of the front garden by integrating grass on the ground level platform that will extend the area of soft landscaping.

#### 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 drawing 285/50/01 showing location of bin store in front garden.

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

If Yes, please provide details:

The recyclable waste will be stored beneath the raised bed planter P2 in the front garden. Please refer to drawing 285/50/01.

#### 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 garage is in the middle of the site of the proposed dwelling house.

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:

red brick, white render, zinc, timber

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

zinc, paving ballast.

Windows - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

triple glazed, timber and aluminium composite windows: dark grey finish

Doors - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

timber

Boundary treatments - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Front garden: red brick raised bed planters.  
Rear garden: featherboard fencing.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Vehicle access will be from the existing dropped kerb which crosses the pavement and will lead to the grass covered car lift.  
Permeable paving will be used for hard landscaped areas.  
See attached manufacturers information.

Lighting - add description

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

LED lighting will be used primarily throughout the dwelling.

Others - description:

Type of other material:

Guttering & downpipes

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Pre-weathered zinc.

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 refer to the attached drawing issue sheet for a full list of drawings & documents issued with this planning application.

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	1	1	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	<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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Main soil run exit connection to existing manhole shown on drawing 285/50/00.

## 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 checked="" 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:

The site currently has a single garage.

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

22. Site Area

What is the site area?

210

sq.metres

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:

n/a

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: MrsFirst name: DenizSurname: Heeremans

Person role: AgentDeclaration date: 02/12/2011

☒ 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: MrsFirst Name: DenizSurname: Heeremans

Person role: AgentDeclaration date: 02/12/2011

☒ 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

02/12/2011