

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:	Kaisar	Surname:	Ayoubi
Company name:					
Street address:	Flat 4 48 Frognall			Telephone number:	Country Code National Number Extension Number
Town/City:	LONDON			Mobile number:	07770 234657
County:				Fax number:	
Country:				Email address:	
Postcode:	NW3 6AG			k.ayoubi@yahoo.co.uk	
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:	Terry	Surname:	Foulsham
Company name:	the basement design studio				
Street address:	Suite 17 Maple Court Grove Park			Telephone number:	Country Code National Number Extension Number
Town/City:	White Waltham			Mobile number:	
County:	Berkshire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	SL6 3LW			terry@basementdesignstudio.co.uk	

3. Description of the Proposal

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

Enlargement of existing lower ground floor to provide new self-contained residential flat with lowered frontage to street level, rear stairwell and side lightwell

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="224"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="FINCHLEY ROAD"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 6DH"/>		

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

Easting:	<input type="text" value="525959"/>
Northing:	<input type="text" value="185214"/>

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="Mr"/>	First name:	<input type="text" value="Edward"/>	Surname:	<input type="text" value="Bailey"/>
Reference:	<input type="text" value="Duty Planner (telephone call)"/>				
Date (DD/MM/YYYY):	<input type="text" value="09/09/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The duty Planner advised that: 'the proposed basement in principle is no major issue under the new policies, and would be likely to be treated very much the same as no 232 Finchley Road in terms of design requirements, back in 2006. However, the difference under current guidelines is that much more investigatory information is now required as opposed to 5 years ago', as submitted with this 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)/drawings(s)

11-038-100 to 104
11-038-110 to 115

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing front garden brick wall to be demolished to enable lowering of garden frontage to existing pavement level in front of right hand bay window

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:

Red stock brickwork with low level render plinth

Description of *proposed* materials and finishes:

Red stock brickwork with low level render plinth to match existing

Render walls painted white to lightwells

Windows - description:

Description of *existing* materials and finishes:

White uPvc casement windows

Description of *proposed* materials and finishes:

White uPvc casement windows to match existing

Doors - description:

Description of *existing* materials and finishes:

White uPvc glazed casement doors

Description of *proposed* materials and finishes:

White uPvc glazed folding doors to match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

Red stock brickwork garden walls to front

Red stock brick/1800h Larchlap fencing to side and rear boundary

Description of *proposed* materials and finishes:

To match existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete drive with block paved pavement cross-over

Description of *proposed* materials and finishes:

Concrete drive with block paved pavement cross-over to match existing

Lighting - add description

Description of *existing* materials and finishes:

External PIR lighting to entrances

Description of *proposed* materials and finishes:

External bulkhead lighting to lightwells

Others - description:

Type of other material:

Lightwells

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Protective feature metal railings to open lightwells and external stairs

Protective walkable metal grille over side lightwell

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:

Drawing nos. 11-038-100 to 104

Drawing no. 11-038-110 to 115

Drawing no. 11-038-200 to 209

Drawing no. 11-038-210 to 219

Design and Access Statement

Contractors Method Statement

Photographs

Basement Impact Assessment

Sustainability Statement

Construction Traffic Management Plan

Hydrology Report and Flood Risk Assessment

Structural Engineers Design Philosophy

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	2	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			

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

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

Drawing no. 11-038-100 to 104
Drawing no. 11-038-110 to 115

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 sub-floor space with separate front access

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		3		
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					
Flats/Maisonettes	2		2		
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? 693 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 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.

Notice recipient				Date notice served
Name	Mr M Upson			26/10/2011
Number:	224	Suffix:	1	
Street:	Finchley Road			
Locality:				
Town:	LONDON			
Postcode:	NW3 6DH			
Name	Mr G Gambardelli			26/10/2011
Number:	224	Suffix:	2	
Street:	Finchley Road			
Locality:				
Town:	LONDON			
Postcode:	NW3 6DH			
Name	Ms S Pearce			26/10/2011
Number:	224	Suffix:	3	
Street:	Finchley Road			
Locality:				
Town:	LONDON			
Postcode:	NW3 6DH			

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