

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: | Michael | Surname:          | Crosfield       |                  |
| Company name:   |                |             |         |                   |                 |                  |
| Street address:   | 48 Neal Street |             |         | Country Code      | National Number | Extension Number |
|   |                |             |         | Telephone number: |                 |                  |
|   |                |             |         | Mobile number:    |                 |                  |
| Town/City:  | London         |             |         | Fax number:       |                 |                  |
| County:   |                |             |         | Email address:    |                 |                  |
| Country:  |                |             |         |                   |                 |                  |
| Postcode:   | WC2H 9PA       |             |         |                   |                 |                  |
| 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: | Andris | Surname:          | Berzins         |                  |
| Company name:   | ArchitectYourHome Camden |             |        |                   |                 |                  |
| Street address: | 4 Dartmouth Park Road    |             |        | Country Code      | National Number | Extension Number |
|                 |                          |             |        | Telephone number: | +44             | 02074853133      |
|                 |                          |             |        | Mobile number:    |                 |                  |
| Town/City:      | London                   |             |        | Fax number:       |                 |                  |
| County:         | Middlesex                |             |        | Email address:    |                 |                  |
| Country:        | United Kingdom           |             |        |                   |                 |                  |
| Postcode:       | NW5 1SY                  |             |        | ab@aba.abel.co.uk |                 |                  |

### 3. Description of the Proposal

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

**DOMESTIC ALTERATION & COVERSION TO RESIDENTIAL UNITS:**

Convert the top four floors of a five storey end of terrace property with commercial premises and shop front on the ground floor, into two number 1 bedroom and one 2 bedroom self contained apartments.

Replace existing single glazed natural aluminium rear conservatory with double glazed polyester powder coated aluminium framed conservatory to match pattern of existing.

Remove existing single glazed timber sash window on side of property at third floor level. Replace with two number double glazed timber sash windows in existing opening to match pattern elsewhere.

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:          | 48          | Suffix: |  |
| House name:     |             |         |  |
| Street address: | NEAL STREET |         |  |
|                 |             |         |  |
| Town/City:      | LONDON      |         |  |
| County:         |             |         |  |
| Postcode:       | WC2H 9PA    |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 530154 |
| Northing: | 181177 |

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 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 single glazed natural aluminium conservatory needs to be upgraded to contemporary standards and requires replacement to a pattern matching existing.  
The alteration of the third floor side window is required to provide natural light and ventilation into the proposed en-suite and bathroom layout to Apartment C.

#### 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:

London stock brick.

Description of *proposed* materials and finishes:

No change to existing

##### Roof - description:

Description of *existing* materials and finishes:

Slate tile mansard roof with asphalt flat.

Description of *proposed* materials and finishes:

No change to existing

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Single glazed timber sash windows.

Description of *proposed* materials and finishes:

No change to existing generally (internal secondary acoustic and thermal timber casements proposed). One number side window opening with alteration to double glazed timber sash windows to match pattern elsewhere.

Doors - description:

Description of *existing* materials and finishes:

Double glazed aluminium sliding doors to fourth floor balcony. Solid timber and glazed timber external doors elsewhere.

Description of *proposed* materials and finishes:

No change to existing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Solid brick walls and single glazed conservatory.

Description of *proposed* materials and finishes:

No change to boundary arrangements. Conservatory replaced with double glazing.

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:

Single external wall light to fourth floor terrace. Wall lights in conservatory.

Description of *proposed* materials and finishes:

Replacement energy efficient fittings to existing locations only.

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:

08-166\_03 OS and Roof Plan  
08-166\_04 GF Plan ExisProp  
08-166\_05 1F Plan ExisProp  
08-166\_06 2F Plan ExisProp  
08-166\_07 3F Plan ExisProp  
08-166\_08 4F Plan ExisProp  
08-166\_09 SecAA Exis  
08-166\_10 Elevs Exis  
08-166\_11 SecAA Prop  
08-166\_12 Elevs Prop  
D and A Statement 08-166

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 | <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):

08-166\_04 GF Plan ExisProp  
08-166\_05 1F Plan ExisProp  
08-166\_06 2F Plan ExisProp  
08-166\_07 3F Plan ExisProp08-166\_08 4F Plan ExisProp

## 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:

Single family dwelling (C3) on the top four floors of the property over shop premises (A1) on the ground floor and basement.

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                  | 1 |   |    |         |
| 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            |                    |   |   | 1  |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Market Housing Total

Overall Residential Unit Totals

|                                  |   |
|----------------------------------|---|
| Total proposed residential units | 3 |
| Total existing residential units | 1 |

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