

Planning Services
Camden Town Hall
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Telephone : 020 7974 1911
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For office use
Date
Payee
App. No.

Fee

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.

**Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Peter"/>	Surname:	<input type="text" value="Fitzgerald"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="12 Hollycroft Avenue"/>			Country Code	National Number	Extension Number	
	<input type="text" value="Flat 2"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	
Country:	<input type="text" value="UK"/>			Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 7QL"/>						
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)	Description:
House: <input type="text" value="15"/> Suffix: <input type="text"/>	<div style="border: 1px solid black; height: 200px;"></div>
House name: <input type="text"/>	
Street address: <input type="text" value="BRIARDALE GARDENS"/>	
Town/City: <input type="text" value="LONDON"/>	
County: <input type="text"/>	
Postcode: <input type="text" value="NW3 7PN"/>	
Description of location or a grid reference (must be completed if postcode is not known):	
Easting: <input type="text" value="525191"/>	
Northing: <input type="text" value="186148"/>	

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:

Dear Sir,
Town and Country Planning Act 1990 (as amended)
Re: 15 Briardale Gardens, London, NW3 7PN
Thank you for your enquiry received on the 14th December 2010, regarding the proposed alterations to the above property to include:

- 1) Basement lightwell to front property
- 2) Infill entry and canopy
- 3) Enlarged rooflight to street elevation
- 4) Dormer window to rear elevation
- 5) Ground floor rear extension
- 6) Windows to rear on first floor

The property is not a Listed Building but is located in the Redington and Froggnal Conservation Area.
Basement Lightwell to front of property
Specific guidance on the creation or alterations of lightwells is contained in the Guidance Note 'New basement development and extensions to existing basement accommodation' which is available on our website at www.camden.gov.uk/planning. The lightwell as shown on the site plan would result in the loss of at least 50% of the front garden and associated landscaping and as a result would harm the relationship between the building and the street and therefore, is unlikely to be acceptable.
Infill Entry and Canopy
Properties 13 and 15 Briardale Gardens were built as a matching pair and on this basis the proposed alterations to infill the entry and create a projecting canopy will in my opinion harm the appearance of the property and therefore will not be acceptable. As stated in the Conservation Area statement, 'In all cases, existing/original features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features' (Policy F13).
Enlarged rooflight to street elevation
The proposed change appears to be minor with none or limited harm to the appearance of the property, therefore maybe acceptable. If the property is a single family dwelling this change maybe permissible under Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.
Dormer window to rear elevation
As stated in the Camden Planning Guidance (CPG) 2006 dormers should not be introduced where they interrupt an unbroken roofscape. This can only be assessed through a site visit once a full planning application had been submitted. Furthermore, the guidance states that in number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof, and they should appear as separate small projections from the roof surface. They should generally be aligned with windows below, with the overall width and height no greater than the windows below. Based on the guidance set out in the CPG the proposed full width dormer extension is unlikely to be acceptable.
Ground floor rear extension
Although I do not have an in principle objection to the proposed rear extension it is my considered opinion that the current proposal should be set back where it adjoins property 13 in order to prevent any harm to neighbouring amenity in terms of outlook, daylight and sunlight. Generally rear extensions should be designed to be subordinate to the building being extended in terms of location, form, scale, proportions and dimensions. They should respect the original design and proportions of the building, including its architectural period and style, and incorporate materials that are sympathetic to the existing building wherever possible.
Windows to rear on first floor
Given that the property is located in a conservation area you should seek to respect the original design of the fenestration including its architectural period and style. The proposed dormer and rear extension should also in my opinion replicate the existing fenestration design.
Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.
I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5613.
Yours faithfully
Connie Petrou
Planning officer
Customer support team

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

T1 on drawing P_20

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

T2 on drawing P_20

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. 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

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 brick and render.

Description of *proposed* materials and finishes:

Red brick and render to match the existing.

Windows - description:

Description of *existing* materials and finishes:

White painted window frames.

Description of *proposed* materials and finishes:

White painted timber and aluminium window frames to match the existing.

Doors - description:

Description of *existing* materials and finishes:

White painted timber door with obscure glass

Description of *proposed* materials and finishes:

White painted timber door with obscure glass

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 all the drawings P_10 to P_29 and the Design Access Statement

11. Explanation for Proposed Demolition Work

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

Minor demolition is required to enable the construction of the extension.

12. 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

13. 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

13. 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

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date