

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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Telephone : 020 7974 1911
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For office use
Date
Payee
App. No.

Fee

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ENLARGEMENT OF EXISTING BASEMENT STOREY, NEW FRONT STAIRCASE, REAR LIGHTWELLS

Has the building, work or change of use already started?

Yes

No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

Yes

No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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)

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows		WHITE PAINTED TIMBER CASEMENT	<input type="checkbox"/>	<input type="checkbox"/>
Doors		WHITE PAINTED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	AD HOC 4-5	NO CHANGE	—
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

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

12. 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 a 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 Existing watercourse
 Soakaway Pond/lake
 Main sewer

13. 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

14. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) = _____

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) = _____

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): _____

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A		
Proposed employees	N/A		

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

21. Site Area

Please state the site area in hectares (ha)

22. 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 a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Name of Owner	Address	Date Notice Served
MR L. PRICE	FLAT 2, 10, LINDFIELD GARDENS NW3 1 6PU	16/12/2010
MR N COHEN	FLAT 3 - " -	- " -

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature]
 IAN COWARD COLLINS
 COWARD

16/12/2010

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

IAN COWARD
COLLINS & COWARD

16/12/2010

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The correct fee:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

IAN COWARD, COLLINS
COWARD

16/12/2010 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

ian.coward@collinscoward.co.uk

30. 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)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

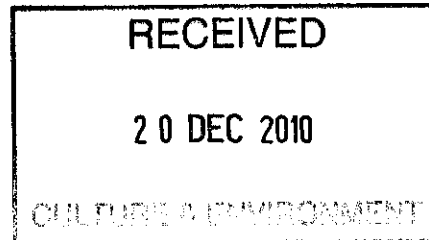
T 01206 274144
M 07825 633575
F 01206 274146
E ian.coward@collinscoward.co.uk

COLLINS
COWARD
C&C
PLANNING and
DEVELOPMENT
CONSULTANCY

Ref: IC/1221
SPECIAL DELIVERY

16th December 2010

Head of Planning
Camden Council
Culture and Environment directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ



Westwood Park
London Road
Little Horkeley
Colchester
Essex CO6 4BS

Dear Sir/Madam,

APPLICATION FOR PLANNING PERMISSION: FLAT 1, 10 LINDFIELD GARDENS, EXCAVATION OF NEW BASEMENT TO PROVIDE ADDITIONAL RESIDENTIAL ACCOMMODATION WITH THREE NEW LIGHT WELLS AND NEW EXTERNAL STEPS.

Introduction

We are instructed on behalf of our clients, Mr and Mrs Bernardi, to submit an application for planning permission for development described as follows:

"Flat 1, 10 Lindfield Gardens: basement excavation to provide additional residential accommodation with three new light wells and new external steps".

Accordingly we enclose the requisite copies of each of the following:

- This covering letter dated 16th December 2010;
- Planning application forms;
- Plans prepared by the Basement Design Studio to include red line site plan;
- Design and access statement/planning statement (incorporated within this letter);
- Lighting report prepared by "BLDA";
- Arboricultural report prepared by "Tree Projects";
- Structural method statement prepared by "MMP Design";
- Past appeal decision of 14th June 2010 pursuant to 2009/3436/P, and;
- Ms Petrou's pre-application letter of the 29th September 2010.

In addition, we enclose the statutory planning application fee in the sum of £150, cheque enclosed made payable to Camden Council.

Commentary

This application follows the refusal of planning permission 2009/3436/P on 7th July 2009 the appeal in relation to which was dismissed by means of the planning inspectorate's decision letter of 14th June 2010, pursuant to APP/X5210/A/10/2120205.

This revised proposal has been the subject of a pre-application consultation and we refer to Connie Petrou's letter of 29th September 2010.

Prior to addressing the design and access statement we briefly confirm the manner in which we have addressed the appeal dismissal.

The past application was for a basement proposal, however, the windows were to be provided in the frontage of the building plus an extensive re-design of the front garden was proposed.

There are **three issues** identified in respect of the last appeal.

The **first** was the impact upon the yew tree.

In the event the local planning authority withdrew its objection subsequent to the receipt of additional information from the appellants. As the current application proposes less of an intervention in respect of the garden the issues in respect of the yew tree are of even lesser consequence however, nonetheless, a revised arboricultural assessment is presented in order to provide on-going comfort in respect of this matter.

The second issue in respect of the last appeal was the inspector's concern that the windows to the frontage of the property would be harmful to the character of the conservation area. This is addressed in paragraph 13 of the appeal decision wherein the inspector states the following:

"I consider that the development would undermine the hierarchy of the elevation where there are two main floors of living accommodation and the one below appears subservient to that (that is still the case on those other unsympathetic developments along this side of the road). Looked at in that context, I consider the introduction of clearly identifiable living rooms with large windows (albeit matching those above) on the ground floor of this property would be materially harmful to the character and appearance of the conservation area".

The **final issue** was in relation to the re-design of the front garden area.

At paragraph 14 of his appeal decision the inspector confirms that the garden:

"would be replaced with far more formal paved driveways and parking areas on either side of the site, retaining walls on the inside hedge and two sets of entrance steps to the internal ground floor that would project forward slightly closer to the site frontage than occurs at present".

At paragraph 15 he concludes this issue by confirming that:

"overall there would be a far more prominent appearance from the street of a harder more formal frontage area of this property even though the front garden boundary wall and hedge are to be retained along the central part of it".

With this in mind we address the DAS heads.

Use

The use is ancillary residential accommodation in association with flat 1.

It would provide a music room as well as a library and den which are located to the rear of the property in order to benefit from the light.

In addition to this there will be a wine store, sauna, utility room, gymnasium as well as a plant/storeroom and WC shower.

Amount

A tabulated summary of the areas of each individual room is as follows:

LOBBY (including beneath new steps) – 34M2 (366 sq ft)

LIBRARY/DEN (including cupboard) – 19M2 (205 sq ft)

MUSIC ROOM – 12M2 (129 sq ft)

GYMNASIUM (including sauna) – 17M2 (183 sq ft)

UTILITY – 10M2 (107 sq ft)

WINE – 5M2 (54 sq ft)

WC/SHOWER – 4M2 (43 sq ft)

PLANT/STORE – 3M2 (32 sq ft)

CUP'D (off Lobby) – 3M2 (32 sq ft)

STORE (beneath new steps) – 7M2 (75 sq ft)

Layout

The approach to layout has been to provide the habitable rooms to the rear of the property where they benefit from light into the building.

We acknowledge that the local planning authority did previously express some concern in respect of the light to the basement in the context of the last application and consequently we have instructed a specialist lighting consultant (BLDA) to model this supply.

Their conclusions are clear in confirming that both the library and music room will receive sufficient levels of light.

We note that the non-habitable rooms have not been assessed as there is no requirement to do so (see reference to BRE guidance).

Uses such as the sauna, utility room and wine store would not, in any event, be expected to receive any levels of light.

Scale

There is no issue in respect of scale.

The basement is largely hidden from view and represents a logical addition to the existing flat, being situated within the urban area.

Landscaping

No new landscaping is proposed with this scheme.

One of the issues raised with the last appeal was the more regimented garden area which would result.

This is largely left untouched and other than domestic planting (which we would not anticipate being covered by conditions) the front garden area is left in its existing form.

There was no issue with the yew tree in relation to the last appeal as stated earlier: the intervention is even less with the current proposal.

Appearance

We are mindful of the site's location within the conservation area and in respect of the last proposal the inspector found harm in relation to the impact upon the character of the conservation area.

In terms of the inspector's assessment we note that he had no issue with the new staircase. At paragraph 8 he stated:

"The Council also has no objection to the replacement of the outside staircase access to the building. Whilst it appears that the design may be original, it has been altered considerably and only three brick piers survive. The new design retains the symmetry around the front entrance doors and this is considered acceptable. I agree that the design is acceptable from that standpoint".

This is the only external change which would be visible from public vantage points from within the conservation area.

As noted above the front garden area remains intact

In terms of the existing garage door, this will be retained as a dummy feature and therefore there will be no difference in terms of the impact upon the street scene. This directly addresses the "hierarchy" point.

The strategy has been to confine all external changes to the rear of the building. These changes are confined to the new window and light wells serving the music room and the library den.

As shown on the elevational drawings these are largely hidden from view and clearly are not visible from any public vantage point. It cannot realistically be stated that there is any undue impact upon the conservation area and we reach the conclusion that the application proposal preserves the character and appearance of the conservation area.

Access

We see no particular issue with access.

The application merely seeks to augment the accommodation provided for an existing dwelling house.

Other matters

During the determination of the last application there was some concern from a number of third parties as to any potential structural issues arising from this excavation.

As with all basement proposals of this type the matter is one best covered by the building regulation regime.

A structural method statement is submitted in support of the proposal.

The inspector confirmed this in paragraph 17 of his decision letter wherein it is stated:

“A number of other points were raised by nearby occupiers including the method of construction, subsidence and affects to adjoining properties due to digging down to construct the development proposed. These are matters mainly covered by the building regulations or civil matters between neighbours rather than objections that it is appropriate for me to take into account in dealing with this appeal”.

Conclusion

This application has therefore responded to the appeal dismissal of June 2010 by directly responding to the reasons why the proposal was dismissed.

In any event, there was no issue with the yew tree and there is even less of an intervention as a consequence of the current application.

The Inspector was especially concerned with the new windows to the frontage of the property which would create a disruption to the hierarchy in the elevations. This has been addressed by not proposing any external changes to the frontage of the building other than the new staircase which was previously seen as being acceptable in any event.

The windows are now proposed to the rear of the property where they are a very minor intervention at basement level and not visible from wider viewpoints and certainly not from any public viewpoints.

The garden area, other than the accepted new staircase, remains untouched.

We have discussed this matter on a pre-application basis with the local planning authority and confirm our view that we have appropriately responded to the last dismissal.

Ian Coward from these offices is dealing with this matter should you require any further information and/or clarification.

Planning application - flat 1, 10 Lindfield Gardens
16th December 2010

Yours faithfully

Collins Coward

**Collins & Coward
encs**

Date: 29/09/2010
Your ref:
Our ref: CA\2010\ENQ\04476
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Dear Sir,

Town and Country Planning Act 1990 (as amended)
Re: 10 Lindfield Gardens

Thank you for your enquiry received on the 13th September 2010, regarding the proposed resubmission of basement application (2009/3436/P) with associated works at the above address.

On the basis that you no longer proposing any changes to the front elevation including retaining the existing Yew tree, making no amendments to the front garden and retaining the existing windows to the front elevation it is my considered opinion that the reasons for refusal would have been addressed.

Your proposed design response to rearrange the basement plan is encouraging, however, without seeing a proposed rear elevation I unable to comment on the suitability of the proposal. This can be properly assessed through a formal planning application. I can confirm that a daylight and sunlight report will be required to support this application.

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