

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
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:	J	Surname:	Maxwell		
Company name:							
Street address:	13 Regent's Park Terrace			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	UK						
Postcode:	NW1 7ED						
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:	Robert	Surname:	Rhodes		
Company name:	Robert Rhodes Architect						
Street address:	148 Grafton Road			Telephone number:	Country Code	National Number	Extension Number
					44	07854187096	
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	NW5 4BA			robert@robertrhodesarchitect.com			

3. Description of Proposed Works

Please describe the proposed works:

demolition of the existing, half-width, single-storey conservatory extension and replacement with new, half-width, two-storey, conservatory-style extension, between existing "closet" extension and party wall. Internal works: widening of openings at lower ground floor; blocking-up of two openings internally; relocation of toilet room and laundry within lower ground floor; modernization of mechanical and electrical systems including passive solar energy collection; relocation of kitchen to lower ground floor; replacement of bathrooms; alterations of partitions on second and third floors; reinstatement of blocked-up fireplaces; restoration of historic features; replacement of existing rooflight with larger conservation rooflight.

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)

House:13

Suffix:

House name:

Street address:REGENTS PARK TERRACE

Town/City:LONDON

County:

Postcode:NW1 7ED

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

Easting:528630

Northing:183814

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:Mr

First name:Rob

Surname:Tulloch

Reference:2010/0827/L; 2010/0821/P

Date (DD/MM/YYYY):15/04/2010 (Must be pre-application submission)

Details of the pre-application advice received:

A previous application was submitted and reviewed by Mr. Tulloch and Mr. Charlie Rose. Mr. Rose and the architect met on site to discuss the proposal. a revised scheme was submitted to the council that was deemed to great a departure to be accepted as an amendment to that application. that application was withdrawn. the revised scheme is now being submitted for planning and listed building consent. the architect was advised that a pre-application meeting was not necessary as the council was satisfied with the revised proposal as revised.

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

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

☐ Yes☒ No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of existing materials and finishes:flemish-bond, clay stock brickwork

Description of proposed materials and finishes:flemish-bond, clay stock brickwork

Roof covering- add description

Description of existing materials and finishes:asphalt to small roof terrace between Ground and First Floors; slate tiles with lead gutters and flashings to main roof

Description of proposed materials and finishes:asphalt to new flat roof of proposed extension (at same level as existing small roof terrace); slate tiles with lead gutters and flashings to main roof, for repairs as required

Chimney - add description

Description of existing materials and finishes:flemish bond, clay stock bricks; clay chimney pots; stone copings

Description of proposed materials and finishes:N/A

8. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

white painted timber and single glazed float glass

Description of *proposed* materials and finishes:

white painted timber and single glazed float glass. (new windows will be re-used existing windows)

External doors - add description

Description of *existing* materials and finishes:

white painted timber and single glazed float glass

Description of *proposed* materials and finishes:

white painted timber and insulated float glass. (the only new doors are to the proposed conservatory)

Ceilings - add description

Description of *existing* materials and finishes:

painted gypsum plaster

Description of *proposed* materials and finishes:

painted gypsum plaster

Internal walls - add description

Description of *existing* materials and finishes:

painted gypsum plaster

Description of *proposed* materials and finishes:

painted gypsum plaster

Floors - add description

Description of *existing* materials and finishes:

wood parquet, wood floorboards, ceramic tile, carpet

Description of *proposed* materials and finishes:

wood parquet, wood floorboards, ceramic tile, carpet

Internal doors - add description

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

Rainwater goods - add description

Description of *existing* materials and finishes:

black painted cast iron

Description of *proposed* materials and finishes:

black painted cast iron

Boundary treatments - add description

Description of *existing* materials and finishes:

stock brickwork walls, timber fence

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

black painted metal carriage lamps

Description of *proposed* materials and finishes:

black painted metal carriage lamps

Others - add description

Other

Conservatory

Description of *existing* materials and finishes:

painted timber with single glazed float glass

Description of *proposed* materials and finishes:

painted timber with insulated float glass

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

see drawing 13RPT/S-01 for site plan; see drawings 13RPT/E-01 to E-07, and E-09 for existing conditions; see drawings 13RPT/001 to 009 for proposed conditions

9. Demolition

Does the proposal include total or partial demolition of a listed building? ☒ Yes ☐ No

Which of the following does the proposal involve?

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☐ Yes ☒ No
- c) Demolition of a part of the listed building ☒ Yes ☐ No

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

We propose to demolish a modern, single-storey, half-width, single-glazed conservatory extension (back wall and roof) of indeterminate age. We also propose to enlarge three internal openings at the Lower Ground Floor, to un-block an existing doorway at the Lower Ground Floor, to remove a modern cupboard under the stairs at the Lower Ground Floor, to lower the cill level to an internal opening at the Ground Floor, to form a new doorway between the front and back rooms at the second floor, and to relocate partitions on the third floor.

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

It is necessary in order to modernize the internal workings of the house and to allow for a more user-friendly and family-orientated home. Also it is to create interlinked, family-oriented, garden-facing kitchen, eating and sitting rooms on the Lower Ground Floor. Also it is to create a new dining room with adjacent servery on the Ground Floor. Also it is to create a more useful master bedroom suite on the second floor. Also it is to create three decent sized children's bedrooms on the third floor.

10. Listed building alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, will there be works to the interior of the building? ☒ Yes ☐ No

Will there be works to the exterior of the building? ☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to drawings 13RPT/E-01 through 13RPT/07, and 13RPT/09 for existing conditions. Please refer to drawings 13RPT/001 through 13RPT/009 for proposed details. Please also refer to drawing 13RPT/S-01 for the site plan.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

14. 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

15. 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

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & 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

16. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

17. Declaration

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

Date