

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

**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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Patrick"/>	Surname:	<input type="text" value="Gilmartin"/>				
Company name:	<input type="text" value="Woollacott Gilmartin Architects"/>								
Street address:	<input type="text" value="48(B) Netherhall Gardens"/>			Country Code:	<input type="text"/>	National Number:	<input type="text"/>	Extension Number:	<input type="text"/>
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="Hampstead"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="London"/>			Email address:					
Country:	<input type="text"/>			<input type="text"/>					
Postcode:	<input type="text" value="NW3 5RG"/>			<input type="text"/>					
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Patrick"/>	Surname:	<input type="text" value="Gilmartin"/>				
Company name:	<input type="text" value="Woollacott Gilmartin Architects (Ltd)"/>								
Street address:	<input type="text" value="48(b)"/>			Country Code:	<input type="text"/>	National Number:	<input type="text" value="0207 431 9983"/>	Extension Number:	<input type="text"/>
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text" value="0207 431 9983"/>	<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text" value="07968161793"/>	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="Hampstead"/>			Fax number:	<input type="text"/>	<input type="text" value="0207 431 9983"/>	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="London"/>			Email address:					
Country:	<input type="text" value="UK"/>			<input type="text" value="wgarchitects@mac.com"/>					
Postcode:	<input type="text" value="NW3 5RG"/>			<input type="text"/>					

**3. Description of the Proposal**

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

Demolition of the existing house. Formation of a new three storey house with a partial basement. Rebuilding of the existing front wall with a new pedestrian entry. Repaving of the entry drive. Removal of the existing birch tree to the rear garden.

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)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

#### 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:

Please see "Pre-Planning Discussions" in section 3, & "Tree Report" in section 5 of the Design & Access Report. The following local authority officers were contacted:  
Paul Hersey, Duty Planning Officer, 21.01.10  
Jamine Hancock, Duty Planning Officer, 21.01.10  
Tom Little, Tree Officer, 29.10.10 (on site) & subsequent email and telephone conversations with Tom Little & Alex Hutson

#### 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)

New pedestrian gateway to the pavement on Netherhall Gardens. See drawing "1-50 000" for details.

#### 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:

See drawing 1 50 000  
External bin area in screened area to corner of entry drive.  
Ample internal storage areas for waste

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

See drawing 1 50 000  
External recycling area in screened area to corner of entry drive.  
Ample internal storage areas for recycling

## 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)?

The site plan of the existing house does not make efficient or effective use of the site, and the present building is not making a positive contribution to the conservation area. Alteration is not a practical way of solving these shortcomings.

## 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 yellow stock brick generally with dark painted timber eaves boarding & trims.

Description of *proposed* materials and finishes:

Soft red clay hanging tile generally with thin zinc rolls & flashings. The west boundary wall only will be in London yellow stock brickwork reclaimed from the demolition of the existing house.

### Roof - description:

Description of *existing* materials and finishes:

Black bituminous felt, pitched & flat roofs with eaves, & verge boarding in either dark painted timber or unpainted mill finish aluminium.

Description of *proposed* materials and finishes:

Self weathered zinc roof with timber rolls & thin zinc flashings, eaves & verges.

### Windows - description:

Description of *existing* materials and finishes:

White or dark powder coated or pvc windows.

Description of *proposed* materials and finishes:

Grey, self weathered hardwood timber side hung casement windows with double glazing generally. Some windows are to be in fixed, frameless, double glazed units (see drawings for details)

### Doors - description:

Description of *existing* materials and finishes:

Lacquered tropical hardwood entry door with obscured glass. Dark painted steel garage door. White and dark painted timber side doors with glazing. Dark & light powder coated or pvc sliding glass doors to garden.

Description of *proposed* materials and finishes:

Painted timber entry door. Grey, self-weathered, hardwood doors with glazing to garden, courtyard terrace, & slot terrace (as to windows, generally)

### Boundary treatments - description:

Description of *existing* materials and finishes:

Front North Boundary (to Netherhall Gardens)  
Brick Garden Wall  
West Boundary Wall  
Garage Wall: yellow, London stock brick  
Garden & Side Wall: slatted, reinforced concrete fence generally, with some areas of timber, ship lap, garden fencing.  
South Boundary Wall  
Garden Wall: low red brick wall  
East Boundary  
Party Wall: brick or block (cavity?) wall  
Front Garden: beach hedge  
Back Garden: timber, ship lap, garden fencing, & beach hedge.

Description of *proposed* materials and finishes:

Front North Boundary (to Netherhall Gardens)  
Brick Garden Wall rebuilt as existing  
West Boundary Wall  
Proposed House & Courtyard Garden: yellow, London stock brick reclaimed from the demolition of the existing house.  
Garden & Side Wall: timber, ship lap, garden fencing.  
South Boundary Wall  
Garden Wall: low red brick wall retained as existing  
East Boundary  
Party Wall: brick or block (cavity?) wall retained as existing  
Front Garden: beach hedge retained as existing  
Back Garden: timber, ship lap, garden fencing replaced & beach hedge retained as existing.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Red quarry tiles on concrete slab.

Description of *proposed* materials and finishes:

Granite sets.

## 10. (Materials continued)

### Lighting - add description

Description of *existing* materials and finishes:

Entry: Wall sconce light in painted steel & glass.  
Garden: Low level halogen flood lights in painted steel & glass

Description of *proposed* materials and finishes:

Entry Gate: 1 no. low wattage, glass hanging light over entry gate  
Entry Door: 1 no. low wattage, glass hanging light over entry door light to entry recess.  
Drive: 1 no. low wattage, low level light by side gate to front garden.  
Front Garden: 1 no. low wattage, & low level light to front garden

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:

Design & Access Statement:

01 d&a contextual analysis  
02.0 d&a design dev  
02.1 d&a proposed  
03 d&a detail planning  
04 d&a lifetime stand05 d&a tree report  
06 d&a site context photos  
07.1 d&a exist overlook  
07.1 d&a prop overlook  
Site & Location Plans:  
1 1250 00 location plan  
1 200 00 site plan  
As Existing Drawings:  
x 1 50 000 ground floor  
x 1 50 001 first floor  
x 1 50 002 roof plan  
x 1 50 101 north elevation a  
x 1 50 102 north elevation b  
x 1 50 103 west elevation  
x 1 50 104 south elevation  
x 1 50 106 elevations to 48 & 48a  
x 1 50 206 section b  
x 1 100 101 north elevation a  
Proposed Drawings  
p 1 50 000 basement  
p 1 50 000 ground floor  
p 1 50 001 first floor  
p 1 50 002 second floor  
p 1 50 003 roof plan  
p 1 50 101 north elevation a  
p 1 50 102 north elevation b  
p 1 50 103 west elevation  
p 1 50 104 south elevation  
p 1 50 105 east elevation  
p 1 50 206 section b  
p 1 50 207 section e  
p 1 50 208 section j  
p 1 100 101 north elevation a  
p 1 100 103 west elevation  
Views  
view 01  
view 02  
view 03

## 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	1	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	2	2
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):

## 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:

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

## 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?

275 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 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: Mr First name: Patrick Surname: Gilmartin

Person role: Agent Declaration date: 12/04/2010  Declaration made

## 26. 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: Mr First Name: Patrick Surname: Gilmartin

Person role: Agent Declaration date: 12/04/2010  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

13/04/2010