

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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For office use
Date
Payee
App. No. Fee

Application for Planning Permission. 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:	Simon	Surname:	Wolanski		
Company name:							
Street address:	Flat 1			Country Code	National Number	Extension Number	
	1 Eton Avenue			Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:	London			Email address:			
Country:	UK						
Postcode:	NW3 3EL						
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:	Jeremy	Surname:	Wight		
Company name:	Brod Wight Architects						
Street address:	75 Haverstock Hill			Country Code	National Number	Extension Number	
				Telephone number:		020 7722 0810	
				Mobile number:			
Town/City	London			Fax number:		020 7722 0939	
County:				Email address:			
Country:	United Kingdom						
Postcode:	NW3 4SL			office@brodwight.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

THE CHANGE OF USE OF THE FIRST FLOOR FROM OFFICE (CLASS B1) TO RESIDENTIAL (CLASS C3), THE CONVERSION OF THE UPPER GROUND FLOOR 1 BEDROOM SELF-CONTAINED FLAT TO A 2 BEDROOM FLAT, THE PROVISION OF TWO SELF-CONTAINED FIRST FLOOR STUDIO FLATS, EXTENSIONS AT REAR UPPER GROUND AND FIRST FLOOR LEVELS AND ERECTION OF BIN ENCLOSURES IN THE FRONT 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)

House:	<input type="text" value="44"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="PRIMROSE HILL ROAD"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 3AA"/>		

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

Easting:	<input type="text" value="527522"/>
Northing:	<input type="text" value="184497"/>

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

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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ 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:

Description of *proposed* materials and finishes:

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

PLAIN CLAY CAMBERED TILES

Description of *proposed* materials and finishes:

PLAIN CLAY CAMBERED TILES TO MATCH EXISTING (EXISTING RE-USED IF POSSIBLE)

Windows - description:

Description of *existing* materials and finishes:

MIXTURE OF WHITE PAINTED VERTICAL SLIDING SASHES AND WHITE PAINTED CASEMENTS

Description of *proposed* materials and finishes:

WHITE PAINTED CASEMENTS TO MATCH EXISTING (BUT DOUBLE GLAZED)

Doors - description:

Description of *existing* materials and finishes:

NO CHANGES TO EXTERNAL DOORS PROPOSED

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

NO CHANGES PROPOSED

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

NO CHANGES PROPOSED

Description of *proposed* materials and finishes:

N/A

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:

SURVEY DRAWINGS - S-232-08-EX-01 TO 13, PROPOSAL DRAWINGS 988/AP2-01 TO 10, SITE PHOTOS & LOCATION PLAN, DESIGN & ACCESS STATEMENT REF 988/DAS-3.

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):

988/AP2-02 + 03

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:

Residential - The house currently contains 3 flats (2 x 2 bed, + 1 x 1 bed) arranged as follows:

Lower ground = 2 bedroomed flat (with permission for a 3rd bedroom – see 2009/2534/P above)

Upper ground = 1 bedroomed flat

First floor = The existing first floor had been used as offices (without the benefit of planning permission) in excess of 10 years. Permitted application ref 2009/3473/P established a change of use Office (B1) to Residential (C3). A Studio flat was also granted Planning Consent on this floor (ref 2009/3473/P). The work associated with that Planning Consent has begun however for the sake of simplicity, this is being ignored in this application and the same flat is being 're-applied for'.

Second floor = 2 bedroomed flat (the entrance to this, on the first floor, is to be retained).

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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

18. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		3			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	2				
Unknown					

Proposed Market Housing Total 5

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	3

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1	2			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 3

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? 927 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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7
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.

26. Certificates (Certificate B - continued)

Notice recipient		Date notice served		
Name	Jason Speechly-Dick	27/02/2010		
Number:	44 Suffix:			
Street:	Primrose Hill Road			
Locality:				
Town:	London			
Postcode:	NW3 3AA			
Name	Hessel Street Limited	27/02/2010		
Number:	47 Suffix:			
Street:	Pine Grove			
Locality:				
Town:	London			
Postcode:	N20 8LA			
Name	Doris & Hyman Wolanski	27/02/2010		
Number:	47 Suffix:			
Street:	Pine Grove			
Locality:				
Town:	London			
Postcode:	N20 8LA			
Title:	Mr First name:	JEREMY Surname:	WIGHT	
Person role:	Agent	Declaration date:	27/02/2010	<input checked="" type="checkbox"/> Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select 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: ☐

Title:	Mr	First Name:	JEREMY	Surname:	WIGHT
Person role:	Applicant	Declaration date:	27/02/2010	<input checked="" type="checkbox"/> 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 27/02/2010