

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 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:	Mr	First name:	David	Surname:	Hudaly	
Company name:						
Street address:	45 Worsley Court			Country Code	National Number	Extension Number
	Pilgrims Lane			Telephone number:		
	Camden			Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	England					
Postcode:	NW3 1SR					
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:	Philip	Surname:	fry	
Company name:	crawford partnership					
Street address:	1a muswell hill			Country Code	National Number	Extension Number
				Telephone number:	0208	4442070
				Mobile number:		
Town/City:	london			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	n10 3th			pfry@crawfordpartnership.co.uk		

**3. Description of the Proposal**

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

Demolition of entire existing building.  
Construction of 4 new apartments (sub basement and lower ground, ground, first, second with penthouse).

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="45"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="WORSLEY COURT"/>		
Street address:	<input type="text" value="PILGRIMS LANE"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 1SR"/>		

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

Easting:	<input type="text" value="526934"/>
Northing:	<input type="text" value="185829"/>

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:	<input type="text"/>	First name:	<input type="text" value="Sara"/>	Surname:	<input type="text" value="Whelan"/>
Reference:	<input type="text" value="2009/3308/NEW"/>				
Date (DD/MM/YYYY):	<input type="text" value="25/08/2009"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Details of the advice received and our responses are in the Design and Access statement pg 13 and in the appendix. Also in separate documents attached to this submission:  
2006-154 45 Pilgrims Lane Pre application planning Advice report  
2006-154 45 Pilgrims Lane Carlos Martin recomendation for approval report 09.10.08

#### 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:

Design and access statement pg 14  
drawing 2006-154-2-109

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

If Yes, please provide details:

Design and access statement pg 14  
drawing 2006-154-2-109

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

There have been comments made by neighbours on the previous planning applications for this site

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. Explanation for Proposed Demolition Work

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

The building is in a general state of poor repair and is of little architectural merit within the surrounding area. The building is is not designed for disabled access and would be very hard to adapt due to its age and design.  
The demolition and construction of new apartments would create a building that was designed to the best of modern standards regarding energy efficiency and sustainability and access. It is intended to accomplish all life time homes standards and achieve level 3 in the code for sustainable homes.  
Documentation of the existing building survey is attached ref:  
2006-154 45 Pilgrims Lane Existing Building Survey Report

11. 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

Description of proposed materials and finishes:

Red brick to match existing.  
White polished concrete

Roof - description:

Description of existing materials and finishes:

Tiles

Description of proposed materials and finishes:

Green "Sedum" Roof,

Windows - description:

Description of existing materials and finishes:

wood framed

Description of proposed materials and finishes:

200mm brick reveal, recessed timber framed windows with UV rated glazing.

Doors - description:

Description of existing materials and finishes:

timber

Description of proposed materials and finishes:

Timber frame and panel - high quality finish, western red cedar/meranti

Boundary treatments - description:

Description of existing materials and finishes:

brick

Description of proposed materials and finishes:

Brick to match existing, timber gate, timber panels, green planting

Lighting - add description

Description of existing materials and finishes:

Description of proposed materials and finishes:

low level, low energy lighting to provide lit entrance. low energy internal lighting.

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 Design and access statement, and drawings  
2006-154-2-107 to 2006-154-2-406

12. 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
Cycle spaces	0	4	4

### 13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

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):

2006-154-2-101

### 14. 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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

### 15. 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

### 16. Existing Use

Please describe the current use of the site:

5 Residential apartments - four-storey (including basement and loft) end of terrace building.

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.

### 17. 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'

### 18. Trade Effluent

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

19. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total 4

Market Housing - Existing

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

Existing Market Housing Total 5

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	5

20. All Types of Development: Non-residential Floorspace

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

21. 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

22. 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	

23. Site Area

What is the site area? 277 sq.metres

24. 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:

Plant room for pool and heat recovery system.  
No air conditioning  
Lift and motor room

Is the proposal for a waste management development? ☐ Yes ☒ No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

26. 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

## 27. 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

## 27. 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:  First Name:  Surname:   
Person role:  Declaration date:  ☒ Declaration Made

## 28. Declaration

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



Date