

## 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:	Houshang	Surname:	Sakhie
Company name:	Orientalist				
Street address:	76-80 Highgate Road				
Town/City:	London				
County:					
Country:					
Postcode:	NW5 1PB				

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant?      ☒ Yes      ☐ No

### 2. Agent Name, Address and Contact Details

Title:		First Name:	Niall	Surname:	Healy
Company name:	healycornelius design consultancy ltd.				
Street address:	31- -				
	Hatton Garden				
	-				
Town/City:	London				
County:	-				
Country:	United Kingdom				
Postcode:	EC1N 8DH				

	Country Code	National Number	Extension Number
Telephone number:		02074047771	
Mobile number:			
Fax number:			
Email address:	info@healycornelius.com		

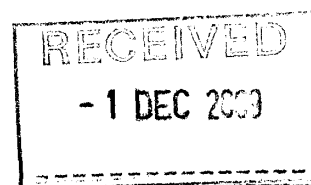
### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use at first floor from A1 storage to 5x residential units to include a first floor rear extension and alterations to the front facade at ground level.

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

☐ Yes      ☒ No



4. Site Address Details		Description:
Full postal address of the site (including full postcode where available)		
House:	<input type="text"/>	
Suffix:	<input type="text"/>	
House name:	<input type="text" value="76 to 80"/>	
Street address:	<input type="text" value="HIGHGATE ROAD"/>	
	<input type="text"/>	
Town/City:	<input type="text" value="LONDON"/>	
County:	<input type="text"/>	
Postcode:	<input type="text" value="NW5 1PB"/>	
Description of location or a grid reference (must be completed if postcode is not known):		
Easting:	<input type="text" value="5287 7"/>	
Northing:	<input type="text" value="1855 19"/>	

**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:

**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)/drawing(s)

**New entrance door at ground level to provide access to first floor residential units, see proposed front elevation (09-395-EL-101) and plans (09-395-GA-101).**

**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:

Waste storage at ground level entrance below stairs.

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

If Yes, please provide details:

Waste storage at ground level entrance below stairs.

**8. Neighbour and Community Consultation**

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

If Yes, please provide details:

Previous application included a 2nd floor proposal which has now been omitted from the design.

## 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:

Brick London Stock

Description of *proposed* materials and finishes:

Brick London Stock to new first floor extension to match existing

### Roof - description:

Description of *existing* materials and finishes:

Asphelt roofing behind brick wall parapets

Description of *proposed* materials and finishes:

Asphelt roofing behind brick wall parapets to match existing

### Windows - description:

Description of *existing* materials and finishes:

Ground floor front facade: metal glazed windows to retail unit of 76-78 Highgate Road.  
Timber frame windows with paint finish to all other windows.

Description of *proposed* materials and finishes:

Ground floor front facade: full height metal glazed windows to incorporate new door to retail unit of 76-78 Highgate Rd.  
Timber frame windows with paint finish to new rear elevation at 1st floor.

### Doors - description:

Description of *existing* materials and finishes:

Timber framed glazed doors to retail unit of 76-78 Highgate Rd.

Description of *proposed* materials and finishes:

Metal glazed entrance doors to retail unit of 76-78 Highgate Rd. New timber framed entrance door to 76-78 Highgate Rd to allow access to first floor residential units. New timber framed entrance doors to retail unit of 80 Highgate Rd.

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:

## 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
Cycle spaces	0	8	8

## 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:

A1 storage at first floor above retail unit at ground floor

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					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown	5				

Proposed Market Housing Total

5

### Market Housing - Existing

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

Existing Market Housing Total

0

### Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	0

## 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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	1866.0	440.0	1426.0	986.0
Other	Please Specify			500.0	500.0
Total		1866.0	440.0	1926.0	1486.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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## 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	
A1							<input checked="" type="checkbox"/>

## 22. Site Area

What is the site area?

00.02

hectares

## 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

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

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

## 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:  First Name:  Surname:

Person role:  Declaration date:  ☒ 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