

**PLANNING APPLICATION FORM****TOWN AND COUNTRY PLANNING ACT 1990**

Please read accompanying notes before answering any questions. Please complete all sections in **BLACK PEN AND BLOCK CAPITALS** and answer every question

Please note that all personal details, such as applicant's email address, phone number and signature appear at the front of this form; these details will not be displayed on our website, in compliance with the Data Protection Act. All other details will be displayed on the website.

PERSONAL DETAILS SECTION

2008 / 0995 / P

APPLICANT DETAILS

Name

MR. STEVE SCHLEMMER

Address

FLAT A 18 ARKWRIGHT ROAD

LONDON

Postcode

NW3 6RG

Email

AGENT: gill@dexifishdesign.co.uk Tel No 07837 388431

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed:

Gill Leves

~~Applicant~~ Agent (please delete) DEVILFISH DESIGN.

Date: 14.02.08

FEE (please delete / insert as appropriate)

I enclose the application fee of £: 135.00

~~No fee is payable for the following reason:~~**FOR OFFICE USE:**

Receipt No.: _____

Date: _____

Payee: _____

Amount £: _____

Reference No: _____

Flat 7A Lyndhurst Terrace London NW3 5QA
11.02.08

- 1.1 The proposed alterations to Flat 7A Lyndhurst Terrace creates **A**; a new single door opening to the rear elevation at ground floor level and **B**; replaces the failing concrete balcony structure to the rear elevation at first floor level.
- 1.2 **A**
The ground and first floors of this property were previously granted permission and joined by the previous owners to form a single dwelling. The conversion only installed a sub-regulation internal staircase, retaining separate kitchens and bathrooms to each floor. The current refurbishment reconfigures the space to create a 3 to 4 bedroom family dwelling over two floors, establishing the family kitchen/dining and living space on the ground floor adjacent to the garden. The existing access onto the rear garden is by way of two large sliding patio doors only and are not suitable as a thoroughfare opening.
- 1.3 The ground floor, though level to the rear, is at sub-ground floor level to the front and therefore does not attract a great deal of light through the property.
- 1.4 The creation of a new single outward opening doorway from the kitchen/dining area is required to provide day to day access to the garden, a necessity for both the current owners who are a young family and future inhabitants. The door will match the existing patio doors being clear glazed with a metal frame.
- 1.5 The addition of a new fully glazed opening will allow more light into the gloomy lower ground floor and create a visual line of sight to the garden from entering the property at the front, drawing the visitor through the property to the family living space and rear garden. This will enhance the utilisation of this sub-floor space as family living space.
- 1.6 The existing lower ground floor of the property enjoys level access throughout, being accessed down a ramped drive to the front entrance. The creation of a single outward opening door onto the garden will allow ease of access for a wheelchair user and young family alike.
- 1.7 **B**
At some time in the past the property has had the addition of rear balconies, concrete deck structures constructed between the existing rear bay windows at each level on the rear elevation of the property. The existing structures are failing and require replacement.
- 1.8 The proposal to replace the concrete with a traditional cast iron-work deck and railings is more in keeping with the age and style of the property than the current structure and materials. The property is in a conservation area and by setting this proposal as a standard it would be appropriate to impose matching structures to the remaining balconies as and when the owners are required to replace them, therefore maintaining the integrity of the elevation. The style of the railings has been selected to remain in keeping with the gothic aesthetics of the property and can be seen on other similar properties around the Hampstead area.

END

SITE OWNERSHIP

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner.

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership, (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners, using the example wording in Notice 1 below

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request.

- It is an offence knowingly or recklessly to complete a false or misleading certificate

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. At the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.

2. None of the land to which this application relates is, or is part of an agricultural holding.

Signed _____

Date _____

on behalf of _____

OR

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. I have / the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

(continue on a separate sheet if necessary.)

Owner(s) name	Address at which notice was served	Dates on which notice was served
---------------	------------------------------------	----------------------------------

PLEASE REFER TO ATTACHED SHEET
FOR DETAILS.

14.02.08

2. None of the land to which this application relates is, or is part of, an agricultural holding.

Signed GILLIAN LEVINE, DESIGNER Date 14.02.08
on behalf of MR. S. SCHLEMMER

Please note: The Address information (only) must also be given on the main Application Details Section

PLANNING APPLICATION FORM (Continued) p2

in respect of 7a LYNDHURST TERRACE NW3 5QA

CERTIFICATE B

Owners' Names and Addresses at which notice was served

Penelope Thwaites Jackson
Freeholder

23 Lyndale Avenue
London
NW2 2QB

Mr. M and Mrs. A Kakos
Owners of Flats C & D

Suite 450
147 Interlachen Avenue South
Winter Park
Florida
32789
USA

Executors
Jerzy Pietrkiewicz Estate
c/o Julia Saunders

Manches LLP
Aldwych House
81 Aldwych
London
WC2B 4RP

APPLICATION DETAILS SECTION

1. NAME OF APPLICANT

MR. STEVE SCHLENNER

2. ADDRESS OF APPLICATION SITE

Address:

FLAT A 7 LINDHURST TERRACE

LONDON

Postcode: NW3 5QA

Does this site include any listed buildings / structures?

Yes ☐No ☒

AGENT

Name: DEVILFISH DESIGN LTD.

Address: CANADA HOUSE 22 FIELD END RD.

MIDDLESEX Postcode: HA4 9NA.

Email: gill@devilfishdesign.co.uk.

Tel No. 020 8426 2278

Mobile: 07837 388 431

Contact Name / Ref GILLIAN REEVES

Fax:

CERTIFICATE TYPE (please tick) A ☐ B ☒ C ☐ D ☐Addresses (not names) where Notice Served:

PLEASE SEE ATTACHED SHEET.

3a. DESCRIPTION OF DEVELOPMENT FOR WHICH APPLICATION IS MADE

1. TO CREATE A NEW SINGLE DOOR OPENING TO THE REAR ELEVATION OF THE PROPERTY AT GROUND FLOOR LEVEL PROVIDING DIRECT ACCESS TO THE REAR GARDEN.

2. REPLACE EXISTING FAILING CONCRETE BALCONY STRUCTURE AND RAILINGS TO THE REAR ELEVATION AT RAISED GROUND FLOOR LEVEL WITH A TRADITIONAL CAST METALWORK BALCONY DECK AND RAILINGS IN AN APPROPRIATE GOTHIC STYLE IN KEEPING WITH THE PROPERTY.

3b. PRESENT USE(S) OF LAND OR PROPERTY

PRIVATE RESIDENTIAL

4. TYPE OF APPLICATION (tick as appropriate)

A ☒ A full application for new building works and/or change of useB ☐ An outline application – Please tick those matters (if applicable) for which approval is sought at this stageScale ☐ Access ☐ Layout ☐ Appearance ☐ Landscaping ☐C ☐ An application for buildings or works already carried out or use of land already startedD ☐ An application for removal / variation of conditions of a previous planning permissionE ☐ An application for renewal of a temporary permission

If you have ticked C, D or E please give date of decision and the reference number:

Date: _____

Ref: _____

PLANNING APPLICATION FORM (Continued) p4

in respect of 7a LYNDHURST TERRACE NW3 5QA

CERTIFICATE TYPE B

Owners' Addresses at which notice served

23 Lyndale Avenue
London
NW2 2QB

Suite 450
147 Interlachen Avenue South
Winter Park
Florida
32789
USA

Aldwych House
81 Aldwych
London
WC2B 4RP

5. PLANS AND DRAWINGS SUBMITTED WITH THIS APPLICATION

Please complete the Drawings and Plans Schedule at the end of this form and ensure that it is attached to this application

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

A: NEW DOOR CLEAR GLAZED WITH METAL FRAME TO MATCH
EXISTING SLIDING PATIO DOORS.

B: REPLACEMENT BALCONY DECK AND RAILINGS BLACK PAINTED
GOTHIC STYLE CAST IRON.

6. ALL TYPES OF DEVELOPMENT: FLOORSPACE

What is the amount of floorspace in the following categories to which this application relates?
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m ²	m ²
Financial / Professional Services (A2)	m ²	m ²
Restaurants, Cafes, Snack bars (A3)	m ²	m ²
Pubs and Bars (A4)	m ²	m ²
Hot Food Takeaways (A5)	m ²	m ²
Offices	m ²	m ²
Industrial	m ²	m ²
Warehousing	m ²	m ²
Residential	329.8 m ²	329.8 m ²
Hotel / Hostel (see below)	m ²	m ²
Other (state use and whether now vacant and complete floorspace columns)	m ²	m ²
	m ²	m ²
	m ²	m ²
Total	329.8 m²	329.8 m²
Hotel / Hostel: number of (a) bedrooms (b) bedspaces	a) b)	a) b)

What is the total net area of the site? EXISTING m² / hectares

7. DEVELOPMENT INVOLVING RESIDENTIAL USE (INCLUDING CONVERSION)

- Please give the number of existing residential units on the site:

Single family dwelling houses Self contained flats and maisonettes

Studios/Bedsits Number vacant

- Please describe the nature of any residential use not included in the above categories:

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes	Studio/Bedsits
1 bedroom			
2 bedrooms			
3+ bedrooms	✓		
TOTAL	1		

Are you proposing any non-self contained units? Yes ☐ No ☒ If yes, how many?

8. ADDITIONAL INFORMATION

If any of the answers below is yes, the details should be clearly identified on the application drawings.

1) Are there trees or hedges on the proposed development site or on land adjacent to the proposal which could be:

(a) affected by site development? Yes ☐ No ☒
AND/OR

(b) affected by construction activity including site storage, access etc? Yes ☐ No ☒

If Yes to either or both of the above, you will need to provide a full Tree Survey. See website (under Site (Layout) Plan) for further information about what the survey should contain, in accordance with current 'BS5837: Trees in relation to construction – Recommendations'

2) Does the proposal involve a new or altered access from a public highway?

Vehicular: Yes ☐ No ☒
Pedestrian: Yes ☐ No ☒

Does the proposal affect a public right of way?

Yes ☐ No ☒

3) Have arrangements been made for refuse storage?

EXISTING Yes ☒ No ☐

4) Have arrangements been made for recyclable waste?

EXISTING Yes ☒ No ☐

5) Does the proposal take account of the needs of people with disabilities?

Yes ☐ No ☐
Not applicable ☒

- If not state reason why: PRIVATE RESIDENTIAL

6) Does the proposal provide for a means of escape in case of fire?

Yes ☒ No ☐

7) Please state the number of parking spaces: Existing

2

Proposed

2

8) Does the proposal involve land known or suspected to be contaminated?

Yes ☐ No ☒

If Yes, please provide a contaminated land assessment report

9) Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment?

Yes ☐ No ☒

- If Yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter, manufacturers' specification and attach relevant acoustic information including background noise levels. Further details can be found on our website

9. INFORMATION RELATING TO NON-RESIDENTIAL DEVELOPMENTS

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan)
 Yes ☐ No ☐

Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other vehicles		HGV	Other vehicles
Existing			Proposed		

Does the proposal involve the use of hazardous materials? Yes ☐ No ☐

If yes, please state what materials and approximate quantities in a covering letter.

Does the proposal involve the need to dispose of Trade Effluent? Yes ☐ No ☐

If Yes, please state the nature, volume and means of disposal

10. DUPLICATE APPLICATIONS / RE-SUBMISSIONS

Have you submitted a duplicate (i.e. identical) application

Yes ☐ No ☐

If yes, and you have already received an acknowledgment,
 please give our Reference Number: _____

Do you want your application to be considered as a re-submission of an earlier application that
 was either refused or withdrawn? Yes ☐ No ☐

If yes, please give our reference number and the date that your earlier application was either
 refused / withdrawn (please delete as appropriate):

Ref No: _____ Date: _____

Have you submitted any other application in connection with this application? Yes ☐ No ☐
 (e.g. for: Listed Building, Conservation Area, or Control of Advertisement Consent)

If yes, please give details and reference number:

RELATIVE OF A COUNCIL EMPLOYEE / MEMBER

Is the application submitted by or on behalf of a Councillor (or their spouse / partner) or any
 Council employee (or their spouse / partner)?

Yes ☐ No ☒

Drawings and Plans Schedule

A copy of this schedule should be attached to all documentation associated with the application form. An updated copy of the schedule must be attached when submitting additional plans, drawings or other documentation. Copies of this form can be downloaded from the website

Site Address:	7A LYNNDHURST TERRACE NW3 SQA.
Date:	14.02.08

D014 / 05	1:1250	A4	
Location Plan	scale	size	
Ref: D014 / 05	1:1250	A1	
Site Plan	scale	size	
Ref:			
Existing			Proposed
Plans	scale	size	Plans
Ref: D014 / 05	1:50,	A1	D014 / 15
Ref:	1:100		1:50
Ref:			1:100
Ref:			
Elevations	scale	size	Elevations
Ref: D014 / 05	1:50	A1	D014 / 15
Ref:			1:50
Ref:			A1
Ref:			
Sections	scale	size	Sections
Ref:			
Ref:			
Ref:			
Ref:			
Other Supporting documents			
Description	Ref:	Not attached - reason	
Covering letter			
Design and Access Statement	D014 / DAS		
Photos	D014 / 05		
Acoustic Report		N/A.	
Sustainability		N/A.	
Biodiversity		N/A.	
Contaminated land		N/A.	
Trade effluent		N/A.	
Other: e.g.:			
EIA		N/A.	
Daylight/Sunlight report			
Arboricultural report			
PPG Statements			
DRAWING ISSUE SHEET			

Please continue on further sheets if necessary

CHECK LIST

PLEASE USE THIS LIST TO CHECK THAT YOUR APPLICATION FOR PLANNING PERMISSION HAS BEEN COMPLETED CORRECTLY.

PLEASE SEE "APPLICANT'S GUIDE TO SUBMITTING A VALID APPLICATION" ON OUR WEBSITE www.camden.gov.uk/planning FOR FURTHER INFORMATION

- ☒ Have you filled in and attached the Drawings and Plans Schedule?
- ☒ Have you provided 3 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make? 6 in total if submitting a listed building application, a conservation area consent application or an application for advertisement consent.
- ☒ Have you provided 3 copies of a location plan, drawn to scale with the site outlined in red, and any land in the same ownership outlined in blue?
- ☒ Have you provided enough information including good quality photographs (3 copies) clearly labelled of the site, so that your proposals can be fully understood?
- ☒ Have you signed, dated and fully completed 3 copies of the application form for each separate application?
- ☒ Have you given full information on who owns the land involved? Have the correct notices been served on the owners?
- ☒ If required, have you provided 3 copies of:
 - ☒ Design and Access Statement
 - ☒ Water/Energy & Resources Statement
 - ☒ Biodiversity Statement
 - ☒ Tree Survey
 - ☒ Contaminated Land Assessment Report

NOTE: You do not need to provide a Flood Risk assessment

- ☒ Is the correct fee attached? Cheques should be made payable to "London Borough Of Camden". (See separate list of fees available on website: www.camden.gov.uk/planning)

Please note:

If you cannot put a tick to every question, your application is probably incomplete and cannot be dealt with if submitted.

Please send your completed form and drawings to:

Development Control
London Borough Of Camden
Camden Town Hall
Argyle Street
London WC1H 8ND

or by hand to the Environment Department / Reception Desk, 5th Floor, at the above address

our website: www.camden.gov.uk/planning