



Camden

ENVIRONMENT

Camden Town Hall
Argyle Street
Entrance
Euston Road
London WC1H 8ND

Development Control Team

Certificate of Lawfulness for
PROPOSED
use or development

Signed

[Signature]

Applicant/Agent (please delete)

Date 14.12.07

I enclose the application fee of £ 67.50

By cheque/P.O. No. 000702

FOR FINANCE SECTION USE:

Receipt No.

Date

Payee

Area: S NW NE

Cheque/PO £

FOR OFFICE USE:

Case File

Reg. No.

Date Record

2007/6311/P

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991. Town and Country Planning (General Development Procedure) Order 1995

Application for a Certificate of Lawfulness for a **PROPOSED** use or development

1 Applicant (in block capitals)

Name MR R WELLS & MRS C PLEMIS

Address 4 PEMBRIDGE CRESCENT

LONDON

Post Code W11

Tel. No. 07708 837892

2 Agent (if any)

Name

Address

WILLIAM TOZER
architecture & design

ARB architect RIBA chartered
first floor 33 d'Arbury street london w1f 8eu
t +44 (0)20 7734 6055 f +44 (0)20 7437 7775
enquiries@wtad.co.uk www.wtad.co.uk

Post Code

Tel. No.

3

(1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier.

OWNER (PENDING COMPLETION)

(2) If you do not have an interest:-

(a) Give name(s) and address(es) of anyone you know who has interest in the land;

MS ANNELES SIMELUFF
26 AINGER ROAD
LONDON NW3

(b) state the nature of their interest (if known);

CURRENT OWNER

(c) State whether they have been informed about this application YES ☒ NO ☐

4

Address or exact location of the land to which this application relates:

26 AINGER ROAD, LONDON NW3

Describe here and enclose 5 copies of an OS-based plan showing the boundary of the land edged in red.

SEE DRAWING A/01/104/-

5

Has the proposal been started?

YES ☐ NO ☒

6

If the proposal consists of, or includes, carrying out building or other operations, give a detailed description of all* such operations and attach such plans or drawings as are necessary to show their precise nature.

REAR EXTENSION, ROOF ALTERATIONS, ALTERATIONS TO WINDOW & DOOR
OPENING, RECLADDING & DECORATING

*Includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

SEE ATTACHED DRAWINGS AND CALCULATIONS

7

If the proposal relates to a change of use of the land or building(s):-

(1) give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on;

(2) fully describe the existing use or the last known use, with the date when this use ceased.

8

Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful. (You can use Section 12 of this application to state your case more fully).

Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

EXISTING DWELLING HOUSE

9

If you consider the **existing**, or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

C3 - DWELLING HOUSE

10

If you consider the proposed use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

C3 - DWELLING HOUSE

11

Is the proposed operation or use temporary or permanent? If temporary, give details.

PERMANENT

- 12 State why you consider that a Lawful Development Certificate should be granted for this proposal.
- SCHEDULE 2 PART 1, CLASS A PERMITS AN EXTENSION OF THE SIZE AND HEIGHT PROPOSED (SEE ATTACHED CALCULATIONS & DRAWINGS), DOES NOT PROHIBIT THE PROPOSED RENDERING AS A CLADDING MATERIAL, AND DOES NOT PROHIBIT THE PROPOSED ALTERATIONS TO WINDOW & DOOR OPENINGS

* SEE BELOW

(Continue on a separate sheet if necessary)

- 13 I/we hereby apply for a lawful use or development certificate under Section 192 of the 1990 Act in respect of the proposed use, operations or activity described in this application and the documents, drawings and plans which accompany it.

Signed:



Date: 14.12.07

On behalf of

MR R WELLS & MRS C POLKINS

(insert name of applicant if signed by an agent)

- 14 Is the applicant/agent related to either a member of the Council or any Council employee?

YES ☐ NO ☒

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

* CONTINUED FROM 12 (ABOVE)

SCHEDULE 2, PART 1 CLASS B PERMITS THE PROPOSED ALTERATIONS TO THE ROOFS, WHICH DO NOT EXCEED THE HIGHEST PART OF THE EXISTING ROOF, EXTEND BEYOND THE PLANE OF ANY EXISTING ROOF SLOPE FRONTING A HIGHWAY, OR INCREASE THE VOLUME OF THE DWELLING HOUSE

SCHEDULE 2, PART 1 CLASS C PERMITS THE PROPOSED PAINTING OF PARTS OF THE BUILDING.



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26 Ainger Rd, Primrose Hill, London

Volume Calculations

Area	height	volume
ORIGINAL BUILDING		
Main building: 54.6 sqm	x 13m	= 709.8
Closet wing: 5.2 sq m	8.2 m	42.6 cubic m
Wine storage & Lower ground entry: 11.8 sq m	2.1 m	24.8 cubic m
Front bays (ground & lower ground): 2.16 sq m	6.2 m	13.4 cubic m
Roof: 8.12 sq m	5.8 m (width)	47 cubic m
TOTAL:		837.7 cubic m
10%		83.8
EXISTING EXTENSIONS TO HOUSE		
6.5 sq m	5.5 m	35.8 cubic m
Remaining Allowance:		48 cubic m
PROPOSED EXTENSION		
Lower ground floor 12 sq m	3.1 m	37.2 cubic m
Ground floor balustrade 0.28	1.1	0.31 cubic m
		37.51

i.e within remaining PD allowance