



Camden

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

ENVIRONMENT

Development Control Team

CONSERVATION AREA APPLICATION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Four copies of the completed form and six sets of drawings (as specified in Note 5) are required.

I am applying for Conservation Area Consent and declare that to the best of my knowledge all the information contained in this application form is correct.

Signed Klaus Henke

Applicant/Agent (please delete)

Date 17/06/04

FOR OFFICE USE:

Case File C/A _____

Reg. No. C/A / _____

Date Received _____

Name of Conservation Area

Belsize Park (NW3)

1

Applicant Clegstone Properties Ltd.

Name Klaus HENKE

Address 6 Banff House

Glenmore Rd.

London

Post Code NW3 4DG

Tel. No. 07968-723 235

Agent (if any) to whom correspondence will be sent

Name _____

Address _____

Post Code _____

Tel. No. _____

2

Address of Application Site.

Banff House, Glenmore Rd, London Post Code NW3 4DG

3

Description of Proposed Works

a. Does the proposal involve complete demolition of unlisted building(s) in a conservation area? (if yes, specify buildings affected): Yes No

b. Does the proposal involve partial demolition of unlisted building(s) in a Conservation Area. (if yes, specify the part(s) affected): Yes No

c. Please give a brief description of the degree of demolition proposed:

Replacement of boundary wall / fence

4

Submission of Application for Planning Permission

Has an application for planning permission been submitted in respect of the associated works? Yes No

If no, please state reason _____

5

Plans and Drawings

List all drawings submitted for approval (four copies of each drawings will be required clearly indicating the areas to be demolished):

see application Ref. 2004/2039

6

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

Yes No

PART II - Site Ownership

When making an application for Conservation Area Consent, it is important that you provide information about the ownership of the application site by filling in an appropriate Certificate, as described in Regulation 6, and set out in Schedule 2, of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

There is a penalty for knowingly or recklessly completing a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which this application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice 1. Once you have done this, complete certificate B and submit it to the Council with your application. Certificates C and D and Notices 2 are available from the Council at the address given at the bottom of the application form. Use certificate C if you do not know the names of ALL the owners of the application site, and certificate D if you do not know any of the owners of the site. In these cases you will need to post a notice on the site and put a notice in a local newspaper using the wording of Notice 2 as well as notify all known owners using the wording of Notice 1.

SCHEDULE 2

Regulation 6

PART I

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Certificate A

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

No person other than [myself] [the applicant]* was the owner (a) of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed _____

[on behalf of _____]

Date _____

* Delete where inappropriate.

Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

Certificate B

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

[I have] [The applicant has]* given the requisite notice to all the persons other than [myself] [the applicant]* who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of the building to which the application relates.

Name of owner

see separate page

Address

Date of service of notice

Signed Klaus Henke

[on behalf of CLEGTONE PROPERTIES Ltd.]

Date 17/06/04

* Delete where inappropriate.

Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

Duplicate Applications/Resubmissions

Have you submitted a duplicate application?

If yes, please give our Registered Number of your duplicate application:

Yes No

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

Yes No

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

Date _____

Check List

Please use this list to check that your application for conservation area consent has been completed correctly.

Have you provided 6 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site and the building(s) or parts of building(s) you intend to demolish?

Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any lands in the same ownership outlined in blue?

Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?

Have you signed, dated and fully completed 4 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 there are other owners apart from the applicant)? (See Part II)

Please Note:-

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

Please send your completed application form, together (with four copies, and six sets of drawings to:

Planning, Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

or by hand to One Stop Reception/Enquiry Desk, 5th Floor, at the above address



Published by
Environment Department,
London Borough of Camden
September 1998

NOTICE No. 1

PART II

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
NOTICE FOR SERVICE ON INDIVIDUALS

Proposal for the demolition of non-listed building(s) in a Conservation Area.

(a) _____

TAKE NOTICE that application is being made to the London Borough of Camden Council by:

(b) _____

to: (c) _____

If you wish to make representations about the application, you should make them in writing,
not later than (d) _____

to the Planning Development Control, Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8ND

* Delete where inappropriate.

Signed _____

[on behalf of _____]

Date _____

Notes

- Insert name, address or location of building with sufficient precision to ensure identification of it.
- Insert name of applicant.
- Insert description of proposed works and name, address or location of building.
- Insert date not less than 20 days later than the date on which the notice is served.

Appendix to Conservation Area Application

CERTIFICATE B - Under Section 74 of the Planning Act 1990

| Flat | Owners | Address at which notice was serviced | Dates on which notice was served |
|------------|------------------------------|--------------------------------------|----------------------------------|
| Flat 1 | Meredith YATES | | |
| Flat 2 & 7 | Nik BONELLOS | | |
| Flat 3 | Nirmal KAUR | See comment below | See comment below |
| Flat 4 | Richard and Carole DAY | | |
| Flat 5 | Bruce AISCHER | | |
| Flat 6 | Klaus HENKE | | |
| Flat 8 | Julian FISCHER and Alex WOOD | | |

Note: all flats are at: Banff House, Glenmore Rd., London NW3 4DG

Please note that every flat owner has a share in Clegtone Properties Limited which owns the freehold. Flat 4 and Flat 8 are jointly owned as highlighted above.

The final decision to replace the boundary wall, including a decision on the design of the replacement, was taken at the shareholder meeting on 24 March 2004. Present at the meeting were Meredith Yates, Nik Bonellos, Bruce Aisher, Klaus Henke and Julian Fischer.

The minutes of that meeting were circulated by email to the owners of Flat 2 to 8 any by fax to Flat 1 on 25 March 2004.

On 23 April 2004 the final job description was also distributed as follows:

- by email to the owners of Flat 2 to 8
- by fax to Flat 1
- A hard copy was delivered to Flat 8, Banff House, Glenmore Road, London NW3 4DG on 25 April 2004 as the email was not delivered on 23 April 2004.

JAL
17/06/04