



ENVIRONMENT

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

PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Development Control Team

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 five sets of drawings specified in Note 5 are required.

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 [Signature]
Applicant/Agent (please delete)

Date 23rd May 2000

FEE (Please delete/insert as appropriate)
- I enclose the application fee of £ 190 - 00
by cheque/P.O No: 000984
- No fee is payable for the following reason:

FOR FINANCE SECTION USE:
Receipt No. _____
Date _____
Payee _____
Area: S NW NE
Cheque/PO £ _____

FOR OFFICE USE:
Case file EG/12/C
Reg. No. PL / PWX0002480
Date Record _____

1 Applicant
Name THE TWELVE FROGNAL GDNS. RESIDENTS ASSOC. LTD.
Address 12 FROGNAL GARDENS
HAMPSTEAD
LONDON
Post Code NW3 6UX
Tel. No. 020 7435 2775

Agent (if any) to whom correspondence will be sent.
Name MATTHEW HILLIER BA ARCH
Address JOHN HILLIER ASSOCIATES
36 WATERY LANE, MERTON PARK,
LONDON
Post Code SW20 9AD
Tel. No. 020 8286 6136
Contact Name/Ref: 9915

2 Address of Application Site.
12 FROGNAL GARDENS, HAMPSTEAD, LONDON
Post Code NW3 6UX
Does this site include any listed buildings/structures? Yes No

3a Description of Development for which application is made.
RECONSTRUCTION OF SECTION OF FRONT BOUNDARY WALL,
FORMING OF A BIN STORE AND ACCESS ONTO PUBLIC
PAVEMENT.

3b Present use(s) of land or property.
FLATS

4 Type of Application (tick as appropriate).
A A full application for new building works and/or change of use.
B An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.
Siting Access Design External Appearance Landscaping
C An application for removal/alteration of a condition of a previous planning permission.
D An application for renewal of permission.
E An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission (/ /)
and the reference (PL/)

5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

BOUND APPLICATION REPORT, INCLUDING DRAWINGS
NO. 9915/001 & 9915/101A, THREE PAGES OF SITE &
CONTEXT PHOTOS, LOCATION PLAN & CONTENTS SHEET.

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

BRICK: RED RUBBERS, CLINKER STOCK PANELS, BLUE ENGINEERING HALF ROUNDS

6 Additional Information.

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

- Does the proposal involve the felling or lopping of trees?
 if yes specify works proposed
 Yes No

- 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

- Have arrangements been made for refuse storage?
 Yes No

- Does the proposal take account of the needs of people with disabilities?
 Yes No Not applicable

- Does the proposal provide for a means of escape in case of fire?
 Yes No

- Does the proposal include parking spaces?
 If yes, please state the number of parking spaces.
 Yes No
 Existing Proposed

7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the 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
Restaurant/Cafe/Public House etc (A3)	m ²	m ²
Offices	m ²	m ²
Industrial	m ²	m ²
Warehousing	m ²	m ²
Residential	m ²	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
ANCILLARY TO RESIDENTIAL USE	m ²	6 m ²
	m ²	m ²
Total	m ²	6 m ²
Hotel/Hostel: Number of (a)bedroom (b)bedspaces	a) b)	a) b)

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

8**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 Other
 Number Vacant Number Vacant Number Vacant

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- 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
1 bedroom		
2 bedrooms		
3+ bedrooms		
TOTAL		

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

9**Information relating to Non-Residential Developments**

- 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.

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
Existing		
Proposed		

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter. Yes No

10**Section 66 Certificate**

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- 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. (See Note 10)

- 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 wording in Notice 1 below. (see Note 10)

- 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. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

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 M. [Signature] Date 23/05/00

on behalf of: THE 12 FROGNA L GARDENS RESIDENTS ASSOCIATION LTD.

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 separate sheet if necessary.)

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

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

Signed _____ Date _____

on behalf of: _____

NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) _____

I give notice that (b) _____

is applying to Camden Council for planning permission to:

(c) _____

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

(a) address or location of the proposal development

(b) applicant's name

(c) description of the proposed development

Signed _____ Date _____

on behalf of: _____

11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application? Yes No

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

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 registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: _____ Date _____

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

If yes, please specify: CONSERVATION AREA APPLICATION

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

Yes No

APPLICATION FOR PLANNING AND CONSERVATION AREA CONSENT TO CONSTRUCT A BIN STORE AND SECTION OF NEW BOUNDARY WALL AT 12 FROGNAL GARDENS, NW3 6UX.

THE SITE

No.12 Frogнал Gardens is one of a group of semi-detached villas built during the late 19th Century.

During WW2, houses opposite were destroyed by bombing. It is believed that the front boundary wall of No.12 was subject to damage at this time.

Like other villas in the road, No.12 was converted into flats during the post war period. This involved removal of the front entrance and steps, the lowering of the front garden and creation of a new shared side entrance, in the form of a single storey lean-to structure.

The street is on a hill, that slopes downwards from the north and east.

The front garden to No.12 is approximately 8 metres deep and 11 metres wide and forms the western boundary of the property. It comprises an area of lawn, with a stepped path leading along the southern side from the pavement to the shared side entrance. Raised planters form the northern boundary to No.14. and continue into that property. They contain laburnum and lilac trees and other shrubs. There is also a raised planter adjacent to the front gate, which contains a hawthorn tree. The front wall between the two planters is a low plain fletton brick wall.

THE PROPOSAL

The property is owned jointly by the occupants of the building, who together form the 12 Frogнал Gardens Residents Association Ltd.

There are two reasons for the proposed work:

- To create a bin store that is easily accessible for residents and refuse operatives;
- To rebuild part of the front wall to a design matching sections of adjacent original wall, examples of which still remain in part of the street;

BIN STORE

Currently, the bins are placed in an external store, situated in the side passage, behind the shared entrance porch. For security reasons the entrance porch doors are locked. The consequence of this location, is that it is necessary for refuse operatives to be admitted into the property by one of the residents, in order to access the dustbins. As the bins are often collected at 7am or earlier in the morning, this causes some inconvenience. It is also the case that sometimes the bins are left uncollected due to residents being away.

As a result of the current situation, inconvenience is caused for both residents and refuse operatives. In addition, there is a potential health hazard at certain times of the year due to uncollected refuse.

It is proposed to create a small open 5-bin store in the front garden, concealed by being recessed by 500mm into the lawn level, with a further 300mm raised bed above this level and finally screened by planting. The store would be accessed through a discreet gate in the new section of wall. The design allows:

- access directly from the public pavement to the bins, in common with other adjoining examples in the street. It will however be unidentifiable as a bin store in the general streetscape;
- access for refuse operatives without the need to notify residents;
- no disturbance to existing trees;
- no disturbance to the privacy of the lower ground floor flat;
- no loss of visual amenity to neighbours or passers by;

RECONSTRUCTED WALL

As previously mentioned, the original wall was partially destroyed during WW2. Later work at the time of the flat conversion, has left a piecemeal collection of fragments of original wall and later repairs which do not enhance the streetscape.

As shown in the attached drawing 9915/101, it is proposed to demolish the section of fletton brick wall, 530mm high at the top end and 840mm at the bottom, and replace it with a wall made up of handmade red rubbers with clinker burnt stock panels and capped with creasing tiles and a course of half-round blue engineering bricks. This design follows that of the wall further down the street - see attached photos. The wall would be of a height comparable with this wall, between 1.0m and 1.3m high due to the slope.

A softwood gate will be formed in the wall, with a dark stained finish. A level landing will be formed immediately behind the gate and two steps down to the bin store. The retaining walls would be constructed with brick with a concrete floor construction. The floor would be drained by a soakaway.

CONCLUSION

The proposal complies with conservation and general planning criteria and to be a sensitive and balanced design.

Included in this document are drawings which show the inconspicuous and harmonious nature of the proposed work. The work represents both a much needed and justifiable improvement to the property, and a sensible and sensitive response to the aesthetic and practical expectations imposed by both the building's and areas' Conservation Area designation.

MATTHEW HILLIER

PWX00002480