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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Edith"/>	Surname:	<input type="text" value="Schneider"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="15 Eldon Grove"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>			Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="NW3 5PT"/>						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jack"/>	Surname:	<input type="text" value="Schneider"/>		
Company name:	<input type="text" value="Schneider Designers"/>						
Street address:	<input type="text" value="Lower Ground Unit"/>			Country Code	National Number	Extension Number	
	<input type="text" value="15 Eldon Grove"/>			Telephone number:	<input type="text" value="020 7435 7105"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text" value="077781800444"/>	<input type="text"/>	
Town/City	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="London"/>			Email address:	<input type="text" value="inma_n@schneiderdesigners.co.uk"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="NW3 5PT"/>						

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:14

Suffix:

House name:

Street address:Eldon Grove

Town/City:London

County:

Postcode:NW3 5PT

Description of location or a grid reference (must be completed if postcode is not known):

Easting:526879

Northing:185430

Description:

The project consists of extending the existing basement in order to create an additional No.1 two bedroom flat to the existing building.

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:Mr

First name:Neil

Surname:Collins

Reference:2014/1657/PRE

Date (DD/MM/YYYY):16/04/2014

(Must be pre-application submission)

Details of the pre-application advice received:

1. Structural Impact and the Natural Environment

Given the extent of the proposed excavation to extend the existing basement of the property, a Basement Impact Assessment (BIA) would be required to accompany any submitted application. The purpose of a BIA is to demonstrate the various impacts that the works may have, including local drainage, flooding, ground movement and the structural stability of neighbouring property.

DP27 of Camden's Development Plan Policies states that the Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. DP27 is backed up by Arup guidance for subterranean development 'Camden geological, hydrogeological and hydrological study'. You are reminded that any BIA should rigidly follow the sequential approach (screening stage and where necessary scoping stages) that is set out in the Council's CPG4 (Basements and Lightwells) and should include information about (i) surface flow and flooding, (ii) land stability (including structural stability of neighbouring properties) and (iii) groundwater flow. You would be expected to identify how these issues impact on neighbouring properties and the natural environment.

Please note that the need for BIAs to be undertaken by suitably qualified professionals, which is paramount (see CPG4 and Arup report for details of the required qualifications).

Basements can raise a number of issues which would need to be addressed as part of any submission. I would strongly advise that you refer to the Council's CPG4 (Basements and lightwells) which supplements policy DP27. This describes the potential issues involved and provides a detailed methodology for assessing the impacts and a basement impact assessment (BIA) should strictly follow this methodology to demonstrate that potential issues have been addressed. In line with CPG4 2013, the BIA submitted with the application will automatically be required to be subject to independent review, as funded by the applicant.

2. Design

Camden's planning policy DP24 states that proposed development should take into account its character, setting and context.

I do not consider that there would be any principle objection with excavation of the front garden area. The submitted plans show that the front boundary wall would be removed and replaced with a smaller dwarf wall with terraced planting areas beyond, flanked by bins stores. There are a number of concerns with this design. Whilst I understand that the existing front wall is not an original boundary enclosure, the general character of boundary enclosures in the street scene is that of walls of a similar height to the existing. Therefore, I would advise that any scheme includes the provision of a front boundary wall constructed in appropriate materials.

The provision of a boundary wall would also help to overcome other concerns with the submitted design in providing an open view into the garden. The provision of a garden wall at an appropriate height would help to screen the open garden and refuse bin stores from public view within the street scene.

In addition to this, I would also recommend that the planting areas are not terraced down towards the house. Instead, the provision of a deeper, level planting bed would allow for more substantial planting at street level and would help to retain a verdant appearance to the frontage and street scene and again to help screen the below ground works. Depending on the detailed design of the bed, it may be necessary to omit the steps from the proposal and have a smaller light well, but this judgement would be reserved for any revised design.

It is likely that if planning permission is to be granted for the basement extension, that it would be by way of a condition requiring the approval of a planting scheme and the maintenance thereof. Therefore, I would recommend submitting as much detail as possible regarding the proposed planting, as part of any future planning application.

3. Amenity of neighbouring occupants

It is not considered that there would be any significant impact upon neighbouring residents, although it is noted that this would be subject to satisfactory assessment of the required Basement Impact Assessment.

4. Impact on the transport network

Given the nature of the works, there may be a requirement for a Section 106 legal agreement to secure a Construction Management Plan and contributions for any damages occurring to the highway resulting from construction works. However, this would depend upon the level of information contained within any future planning application.

Conclusion

It is my opinion that there is scope for excavation of the existing basement and the front garden of the property. However, please be aware that the success of any future planning application would largely depend upon the required revisions, as detailed above, and the content of the required Basement Impact Assessment.

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

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 and recycling point to the front of the house

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling point to the front of the house

8. 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

9. 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:

Red brick

Description of *proposed* materials and finishes:

Red brick to match existing

Windows - description:

Description of *existing* materials and finishes:

White painted timber

Description of *proposed* materials and finishes:

White painted timber to match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

Red brick

Description of *proposed* materials and finishes:

Red brick to match existing

9. (Materials continued)

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:

20140708_ D-A_Statement

APL-100 Location Plan and Site Plan

APL-101 Existing Basement Plan

APL-102 Existing Ground Floor Plan

APL-103 Existing First Floor Plan

APL-104 Existing Second Floor Plan

APL-105 Existing Third Floor Plan

APL-106 Existing Roof Plan

APL-107 Existing Front Elevation

APL-108 Existing Side Elevation

APL-109 Existing Rear Elevation

APL-110 Existing Section A-A

APL-111 Existing Section B-B

APL-112 Proposed Basement Plan

APL-113 Proposed Ground Floor Plan

APL-114 Proposed First Floor Plan

APL-115 Proposed Second Floor Plan

APL-116 Proposed Third Floor Plan

APL-117 Proposed Roof Plan

APL-118 Proposed Front Elevation

APL-119 Proposed Side Elevation

APL-120 Proposed Rear Elevation

APL-121 Proposed Section A-A

APL-122 Proposed Section B-B

10. 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
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Residential use, No. 4 Bedroom flats split in diferent levels.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	4

Market Housing - Existing

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

Existing Market Housing Total 4

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. 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

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

59.65

sq.metres

22. 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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant				Date notice served			
Name	Mr Kaway Chung			10/07/2014			
Number:	14	Suffix:				House name:	2nd Floor
Street:	Eldon Grove						
Locality:	London						
Town:							
Postcode:	NW3 5PT						
Name	Mr Lollie Meyorwitz			10/07/2014			
Number:	14	Suffix:				House name:	1st Floor
Street:	Eldon Grove						
Locality:	London						
Town:							
Postcode:	NW3 5PT						
Name	Mr Frank Shields			10/07/2014			
Number:	14	Suffix:				House name:	Ground Floor
Street:	Eldon Grove						
Locality:	London						
Town:							
Postcode:	NW3 5PT						
Name	Fivep			10/07/2014			
Number:	14	Suffix:				House name:	Basement Flat
Street:	Eldon Grove						
Locality:	London						
Town:							
Postcode:	NW3 5PT						
Title:	Miss	First name:	Inmaculada	Surname:	Navarro		
Person role:	Applicant	Declaration date:	10/07/2014	<input checked="" type="checkbox"/> Declaration made			

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 10/07/2014