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

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
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="Mr"/>	First name:	<input type="text" value="Alex"/>	Surname:	<input type="text" value="Zadah"/>				
Company name:	<input type="text" value="Zadah Developments Ltd"/>								
Street address:	<input type="text" value="C/O Agent"/>			Country Code:	<input type="text"/>	National Number:	<input type="text"/>	Extension Number:	<input type="text"/>
	<input type="text"/>			Telephone number:	<input type="text"/>				
Town/City:	<input type="text"/>			Mobile number:	<input type="text"/>				
County:	<input type="text"/>			Fax number:	<input type="text"/>				
Country:	<input type="text"/>			Email address:	<input type="text"/>				
Postcode:	<input type="text"/>			<input type="text"/>					
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="Donald"/>	Surname:	<input type="text" value="Shearer"/>				
Company name:	<input type="text" value="Donald Shearer Architects"/>								
Street address:	<input type="text" value="Scholar's House"/>			Country Code:	<input type="text"/>	National Number:	<input type="text" value="01789294560"/>	Extension Number:	<input type="text"/>
	<input type="text" value="Shottery Brook Office Park"/>			Telephone number:	<input type="text"/>				
	<input type="text" value="Timothy's Bridge Road"/>			Mobile number:	<input type="text" value="07966108848"/>				
Town/City:	<input type="text" value="Stratford-upon-Avon"/>			Fax number:	<input type="text"/>				
County:	<input type="text" value="Warwickshire"/>			Email address:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>			<input type="text" value="donald@ds-architects.demon.co.uk"/>					
Postcode:	<input type="text" value="CV37 9NR"/>								

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

Disused former electricity sub-station and garages.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Existing vehicular entrance to garages to be removed.

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:

Please see Proposed GF Plan - Drawing Ref: 1099-BA-108.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Please see Proposed GF Plan - Drawing Ref: 1099-BA-108.

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of Existing Garages and sub-station, which are redundant, and to facilitate effective reuse of this previously developed site.

10. 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:

42 Falkland Rd - Brickwork and Render.
Existing Electricity Sub-station - Brick.
Existing Garages - Concrete with pebble dash finish.

Description of *proposed* materials and finishes:

Proposed Building - Brickwork and Render to match existing buildings.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

42 Falkland Rd - Tiled Butterfly Roof with lead valley gutter.

Description of *proposed* materials and finishes:

Proposed Building - 75° pitch Slate Mansard Roof with single ply membrane flat roof.

Windows - description:

Description of *existing* materials and finishes:

42 Falkland Rd - Sliding Sash Windows - Timber painted White.

Description of *proposed* materials and finishes:

Proposed Building
Sliding Sash Windows - Timber painted White to match existing.
Flat Roof lights at roof level.

Doors - description:

Description of *existing* materials and finishes:

42 Falkland Rd - Timber painted.

Description of *proposed* materials and finishes:

Proposed Building
Entrance Door - Timber painted to match existing.
Bi-fold Doors - Timber.

Boundary treatments - description:

Description of *existing* materials and finishes:

All Existing Boundary Walls and Pillars along Falkland Road - Brick.
42 & 40 Falkland Road - Metal Gate Entrance at boundary with Falkland Road.
Garages have additional metal fencing on top of all boundary walls.
Vehicular Entrance to Garages - Metal Gate.
Entrance to disused electricity sub-station - Timber gates.

Description of *proposed* materials and finishes:

Existing Brick Boundary Walls with neighbouring properties to remain.
New retaining walls at boundaries (at basement level) to be finished with White render.
Proposed Boundary Walls and Pillars along Falkland Road boundary to be brick to match existing.
Proposed Rear Boundary Wall between Flats at GF level - Brick wall.
Proposed front wall at GF level - Brick wall with metal railing above.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

42 Falkland Road - Tiled hardstanding in front yard.
40 Falkland Road - Concrete Paving in front yard.

Description of *proposed* materials and finishes:

Proposed Building - Block Paving in front yard.

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:

Drawings 1099-BA-100 to 116 (PDF document)
Completed CIL Form - 1099-CIL Form (PDF document)
Planning Statement by Camden - Planning Statement - Falkland Road 01.12 (Word document)
Design & Access Statement - 1099BA001 (Word document)
Lifetime Homes Statement - 1099BA002 (Word document)
Code for Sustainable Homes - 1099BA003 CFHS 29.08.14 (Word document)
Daylight / Sunlight Report by GVA - Falkland Road Report 20-08-14 (PDF document)
Basement Impact Assessment by SAS - 1099CA001 (PDF document)
Phase 1 Preliminary Risk Assessment by SAS - 1099CA002 - PDF Document is too large to upload to Planning Portal. Document 1099CA002 available to download by pasting following link into web browser and clicking download. Please see document 1099BA004 (Word document) for details.
<https://www.dropbox.com/s/jnp3o4wggv3o0gc/1099CA002.pdf?dl=0>

11. 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	7	0	-7
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

We understand that the site has been vacant for more than a year.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Disused former electricity sub-station and garages.

When did this use end (if known) (DD/MM/YYYY)?

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

16. 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'.

17. Trade Effluent

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

18. 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	3	6			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

9

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

20. 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

21. 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	

22. Site Area

What is the site area?

252.75

sq.metres

23. 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

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: Declaration made

27. 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