

Email: planning@camden.gov.uk Phone: 020 7974 4444 Fax: 020 7974 1680

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 N	ame, Address and Contact Details				
Title: Mr	First name: Alex	Surname:	Zadah		
Company name	Zadah Developments Ltd]			
Street address:	C/O Agent]	Country Code	National Number	Extension Number
		Telephone number	r:		
		Mobile number:			
Town/City		Fax number:			
County:					
Country:		Email address:			
Postcode:					
Are you an agent a	cting on behalf of the applicant?	O No			
-	e, Address and Contact Details				
Title: Mr	First Name: Donald	Surname:	Shearer		
Company name:	Donald Shearer Architects]			
Street address:	Scholar's House]	Country Code	National Number	Extension Number
	Shottery Brook Office Park	Telephone number	r:	01789294560	
	Timothy's Bridge Road	Mobile number:		07966108848	
Town/City	Stratford-upon-Avon	- Fax number:			
County:	Warwickshire				
Country:	United Kingdom	Email address:			
Postcode:	CV37 9NR	donald@ds-archite	cts.demon.co.uk		
3. Description	of the Proposal				
Please provide a de	scription of the proposal, including details of the proposed demoli	tion:			
Demolition of exist	ing garages and sub-station and construction of 9 flats, 3 x 1-bedro	om and 6 x 2 bedroon	n.		
Has the building, w change of use alrea					

4. Site Address	Details		
Full postal address	of the site (including full postcode where	available)	Description:
House:	Suffix:		Disused former electricity sub-station and garages.
House name:	Land Adjoining no. 42		
Street address:	Falkland Road		
Town/City:	London		
County:			
Postcode:	NW5 2PX		
	tion or a grid reference d if postcode is not known):		
Easting:	529155		
Northing:	185301		
5. Pre-applicat	ion Advice		
	rior advice been sought from the local aut	thority about this applic:	ation?
	for davice been sought norm the result da		
6. Pedestrian a	and Vehicle Access, Roads and R	lights of Way	
Is a new or altered	vehicle access proposed to or from the pu	ıblic highway?	• Yes O No
Is a new or altered	pedestrian access proposed to or from the	e public highway?	◯ Yes ● No
Are there any new	public roads to be provided within the site	e? O Y	es 💿 No
Are there any new	public rights of way to be provided within	or adjacent to the site?	Ves No
Do the proposals re	equire any diversions/extinguishments and	d/or creation of rights of	f way? Yes No
If you answered Ye	s to any of the above questions, please sh	ow details on your plans	/drawings and state the reference of the plan(s)/drawings(s)
-			
Existing venicular e	entrance to garages to be removed.		
7. Waste Stora	ge and Collection		
Do the plans incorp	porate areas to store and aid the collection	n of waste?	• Yes O No
If Yes, please provid			
	d GF Plan - Drawing Ref: 1099-BA-108.		
-	s been made for the separate storage and	collection of recyclable	waste? Yes No
If Yes, please provid	de details: d GF Plan - Drawing Ref: 1099-BA-108.		
8. Authority Er	nployee/Member		
With respect to the	5		
• • •	ember of staff lected member		
• • •	ed to a member of staff ed to an elected member		
(u) relat		any of these statements	apply to you? O Yes No
•	for Proposed Demolition Work		
	to demolish all or part of the building(s) a		
Demolition of Exist	ing Garages and sub-station, which are rec	dundant, and to facilitate	e effective reuse of this previously developed site.
10. Materials			
	naterials (including type, colour and name	e) are to be used external	lly (if applicable):
Walls - description	n: <i>ing</i> materials and finishes:		
42 Falkland Rd - Bri	ckwork and Render.		
Existing Electricity S Existing Garages - C	Sub-station - Brick. Concrete with pebble dash finish.		
	osed materials and finishes:		

Proposed Building - Brickwork and Render to match existing buildings.

Ref: 07: 6060 Planning Portal Reference:

10. (Materials continued)
Roof - description: Description of <i>existing</i> materials and finishes:
42 Falkland Rd - Tiled Butterfly Roof with lead valley gutter.
Description of <i>proposed</i> materials and finishes:
Proposed Building -75° pitch Slate Mansard Roof with single ply membrane flat roof.
Windows - description: Description of <i>existing</i> materials and finishes:
42 Falkland Rd - Sliding Sash Windows - Timber painted White.
Description of <i>proposed</i> materials and finishes:
Proposed Building Sliding Sash Windows - Timber painted White to match existing. Flat Roof lights at roof level.
Doors - description:
Description of <i>existing</i> materials and finishes:
42 Falkland Rd - Timber painted.
Description of <i>proposed</i> materials and finishes: Proposed Building
Entrance Door - Timber painted to match existing. Bi-fold Doors - Timber.
Boundary treatments - description:
Description of <i>existing</i> 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 <i>proposed</i> 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 <i>existing</i> materials and finishes:
42 Falkland Road - Tiled hardstanding in front yard. 40 Falkland Road - Concrete Paving in front yard.
Description of <i>proposed</i> 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?
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 CFSH 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	\boxtimes	Package treatment plant		Unknown	
Septic tank		Cess pit			
Other					
Are you proposing to connec	t to the existing drainages	system? C Yes	() No (Unknown	
13. Assessment of Floo	od Risk				
	ult Environment Agency st	e Environment Agency's Flood N tanding advice and your local p		/ 🔿 Yes 💿 No	
If Yes, you will need to submi	t an appropriate flood risk	assessment to consider the risk	to the proposed	site.	
ls your proposal within 20 me	tres of a watercourse (e.g.	river, stream or beck)?	0	Yes 💽 No	
Will the proposal increase the	e flood risk elsewhere?	🔿 Yes 💿 No			
How will surface water be dis	posed of?				
Sustainable drainage	esystem	Main sewer		Pond/lake	
Soakaway		Existing water	course		
		•			
14. Biodiversity and G	eological Conservat	lion			
		he guidance notes for further in nearby and whether they are like		nen there is a reasonable likelihood that any ir I by your proposals.	nportant biodiversity
Having referred to the guidar on land adjacent to or near th		able likelihood of the following	being affected a	dversely or conserved and enhanced within t	he application site, OR
a) Protected and priority spec	ies				
Yes, on the developmen	t site C Yes,	on land adjacent to or near the	proposed develo	opment	
b) Designated sites, importar	It habitats or other biodive	ersity features			
Yes, on the developmen	it site 🔿 Yes,	on land adjacent to or near the	proposed develo	opment	
c) Features of geological cons	servation importance				
Yes, on the developmen	it site 🔿 Yes,	on land adjacent to or near the	proposed develo	opment	
15. Existing Use					
Please describe the current us	se of the site:				
We understand that the site h	as been vacant for more t	han a year.			
Is the site currently vacant?	Yes	O No			
If Yes, please describe the last Disused former electricity sub]
When did this use end (if know					
Does the proposal involve an	,, ,				
		ation assessment with your app	lication.		
Land which is known to be co) Yes (No			
Land where contamination is		the presence of contamination	es (• No	🔿 Yes 💿 No	
A proposed use that would b			1:		
16. Trees and Hedges					
Are there trees or hedges on	the proposed developmer	nt site? O Yes	No		
And/or: Are there trees or here development or might be im		he proposed development site t I landscape character?	hat could influer	€ Yes ○ No	
accompanying plan should b	e submitted alongside you		ng authority sho	r local planning authority. If a Tree Survey is re uld make clear on its website what the survey hendations'.	
17. Trade Effluent					
Does the proposal involve the	e need to dispose of trade	effluents or waste?	C	Yes 💿 No	

Houses Incluses Incluse	18. Residential Uni	ts												
Number of biodrooms Intervalue of biodrooms Number of biodrooms 1 2 3 4+ Unknown Houses 1 2 3 4+ Unknown Beteller Mousing 1 2 3 4+ Unknown Beteller Mousing 1 1 2 3 4+ Unknown Beteller Mousing 1 <th1< th=""> 1 1 1</th1<>	Does your proposal inclu	de the ga	in or loss of	residential	units?	(Ye	es 🔿 No						
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Flats/Malsonettes 3 6 Image: Status in the status in		1	2	3	4+	Unknown			1		2	3	4+	Unknowr
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4. Hazardous Substances s any hazardous waste involved in the proposal? Yes No	N/A.													
s any hazardous waste involved in the proposal? O Yes Ves No	Is the proposal for a wast	e manage	ement devel	opment?		() Ye	es 💽 No						
s any hazardous waste involved in the proposal? O Yes Ves No	24 Hazardous Sub	stances	:											
5. Site Visit	Is any hazardous waste in	volved in	the propos	al?	(Yes (• N	NO							
	5. Site Visit													
Can the site be seen from a public road, public footpath, bridleway or other public land? See C No	Can the site be seen from	a public	road, public	: footpath, k	oridleway	or other public l	and?		Yes	🔿 No				
f the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)	If the planning authority	needs to r	make an apj	pointment f	o carry o	ut a site visit, who	om she	ould they contact?(I	Please selec	t only on	e)			
The agent The applicant Other person	The agent) The a	pplicant	O Othe	er person									

26. Certifi	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: Mr	First name:	Donald	Surname:	Shearer					
Person role:	Agent	Declaration date:	29/08/2014	Declaration made					
27. Declaration									
additional inf	ormation. I/we confirm th	ion/consent as described in this form at, to the best of my/our knowledge, a is of the person(s) giving them.	1 3 31	5]				