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

## Householder Application for Planning Permission for works or extension to a dwelling. 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:  First name:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:   
 Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:   
 Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text" value="07808481136"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

### 3. Description of Proposed Works

Please describe the proposed works:

- 1) Rear single-storey infill extension at lower ground level, with dark grey powder coated metalwork.
- 2) Glazed door to match new extension i.e. dark grey powder coated thermally broken aluminium frame. Door to replace existing window (not original) at lower ground level.
- 3) Replacement balcony at first floor, with wrought iron traditional balustrade and handrail similar to existing.
- 4) Relocation of entrance door at lower ground to create porch under existing entrance stairs. The proposed porch to be located entirely under existing stair. Front door and side window to be hand-made high quality FSC timber.
- 5) Replacement of existing French doors at attic level with traditional timber sash windows, painted white to match existing. Windows to be hand-made high quality FSC timber
- 6) Installation of handrail 50mm diameter tubular metal handrail 300mm above existing front parapet to provide restraint from falling. Tubular handrail to be powder coated slate grey.

Has the work already been started without planning permission?  Yes  No

#### 4. Site Address Details

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

House:	<input type="text" value="13"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Egbert Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 8LJ"/>		

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

Easting:	<input type="text" value="528195"/>
Northing:	<input type="text" value="184007"/>

Description:

13 Egbert Street is an end-of-terrace house, which was built in the mid 19th century. It has a small front basement light well, enclosed by cast iron railings. At the rear there is a small garden contained by London Stock brick walls, which is at the same level as the basement.  
13 Egbert Street is situated within the Primrose Hill Conservation Area. The houses along Egbert Street are not listed but are noted as making 'a positive contribution to the special character and appearance of the area'.

#### 5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes  No

#### 6. 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

- "The proposal includes; the erection of a single storey rear infill extension, creation of rear balcony at upper ground floor, (note: balcony now omitted) replacement balcony at first floor, relocation of front basement door with partial infill replacement windows/doors at roof level together with balustrade/guard rail."
- "Policies CS14, DP24 and DP25 seek to secure high quality design while developments in conservation areas will be required to preserve and enhance the character and appearance of the area."
- "The proposed rear infill extension will be constructed largely of glazing and while such contemporary materials are not generally present at the subject property, the extension is modest in size and therefore considered to respect the character of the property together with the surrounding conservation area. The proposal also includes the replacement of the existing rear window with a larger glazed door. A contemporary design was discussed on site, and while this may be acceptable, with no detail of what is proposed it is not possible to confirm its acceptability."
- "The proposal also includes the relocation of the front basement door and partial infilling adjacent to the existing steps. Paragraph PH42 of the Primrose Hill Conservation Area Character Appraisal states that infill of the basement area may be acceptable where this is an established characteristic but the infill structures should be recessed beneath the entrance bridge arch. While there is only one example of infilling of the basement areas in the street (at number two which is considered poor quality), the relocation of the door may be considered acceptable where it situated within the existing bridge arch, subject the detailed design of the proposal."
- "The like for like replacement of the existing doors on the existing mansard front elevation is not considered to comprise development and therefore permission will not be required. If the proposal comprises the replacement of the doors with traditional sash windows then this would require planning permission, however as this is similar to the prevailing pattern of development is likely to be considered acceptable. It is evident from the site visit that the existing doors at mansard level have been in place for some time together with the front terrace. Therefore the continued use of the front terrace is considered to be generally acceptable in principle."
- "The erection of a balustrade or handrail should be sited so as to be out of view in accordance with paragraph PH21 of the conservation area character appraisal. A simple bar arrangement sited behind the existing parapet is likely to be hidden from view while also a more traditional appearance. A glazing balustrade may not be considered acceptable owing to it being sited on the front elevation and therefore more visible (especially given likely reflection) than a hand-rail."
- "The property has an existing first floor rear balcony and its replacement using appropriate materials is considered acceptable in principle. Materials should reflect or complement the existing dwelling to ensure that the character and appearance of the subject building is preserved and enhanced."
- "Impact on adjacent occupiers  
Policy DP26 seeks to protect the quality of life of occupiers and neighbours by ensuring development does not cause harm to amenity. The proposed rear extension will be sited to the side of the adjoining property with the same depth and therefore not considered to impact on the occupier's amenity. The creation of a balcony above at upper ground floor level is unlikely to give rise to additional overlooking of neighbouring properties given the presence of existing balconies and terraces."

E-mail correspondence from Peter Higginbottom dated 18th August 2014:

Contemporary metal-framed door in existing building structure may be 'at odds' with the character of the building, though may be acceptable.

## 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes  No

## 8. Parking

Will the proposed works affect existing car parking arrangements?

Yes  No

## 9. 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

## 10. 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

## 11. 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:

Traditional London stock brick.

Description of *proposed* materials and finishes:

Proposed single-storey infill extension at lower ground floor level to have double-glazed wall and window facing rear garden.

### Roof - description:

Description of *existing* materials and finishes:

Asphalt flat roof with inclined slate walls at attic level

Description of *proposed* materials and finishes:

Proposed single-storey infill extension at lower ground level to have double-glazed inclined roof.

### Windows - description:

Description of *existing* materials and finishes:

Traditional timber windows

Description of *proposed* materials and finishes:

Traditional timber sash windows at attic level

### Doors - description:

Description of *existing* materials and finishes:

Traditional timber and glass doors.

Description of *proposed* materials and finishes:

Traditional timber and glass front door to proposed lower ground porch.

Powder-coated aluminium back door to garden at lower ground floor level to match proposed infill extension.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Brick garden walls

Description of *proposed* materials and finishes:

n/a

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Lighting - add description

Description of *existing* materials and finishes:

Low level rear garden lights

Description of *proposed* materials and finishes:

No change

## 11. (Materials continued)

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

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:

EGB\_00 Location Plan  
EGB\_01 Existing and proposed Lower Ground Floor Plan  
EGB\_02 Existing and proposed Upper Ground Floor Plan  
EGB\_03 Existing and proposed Attic Plan  
EGB\_04 Existing Section  
EGB\_05 Proposed Section  
EGB\_06 Existing Front Elevation  
EGB\_07 Proposed Front Elevation  
EGB\_08 Existing and proposed Rear Elevation  
EGB Drawing Register  
EGB Design and Access Statement

## 12. 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: Ms  First name: Joanna  Surname: Macdonald

Person role: Agent  Declaration date: 21/08/2014   Declaration made

## 13. 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