

Email: planning@camden.gov.uk
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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: 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" value="07766912184"/>	<input type="text"/>

Mobile number:

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

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Email address:

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: 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:

This application covers proposed rear single storey extension for Flat 2A (ground floor flat) at this address.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Ms Drummond,
Thank you for seeking pre-application advice for the above site.
Your proposal is erect a first floor rear extension to the property at 64 Priory Road.
The main considerations with your proposal are design & conservation and amenity, as follows;
Design & conservation:
The subject property is a four-storey mansion block of flats which is not listed and lies in the South Hampstead Conservation Area (CA).
Camden planning guidance (CPG) no. 1, sections 4.10-4.18 discuss guidelines on heights of extensions and the retention of gaps between buildings. Section 4.13 states that rear extension should not be higher than one full-storey below the eaves or parapet. Section 4.17 discusses the importance of the preservation of existing gaps between buildings and the importance of established patterns.
<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>
I can therefore advise that the subject site comprises a building that could accommodate a rear first floor infill extension as discussed, subject to detailed design. I advise that the most suitable architectural form would be one that follows the existing building lines with a traditional brick structure and flat roof. The extension should follow the traditional fenestration architectural hierarchy with the use of timber framed windows.
I also advise that the associated internal circulation space must be designed sensitively if expressed externally and must take the advice on gap between buildings into consideration.
I have assessed your proposal in accordance with the Camden LDF Core strategy policy CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and Development policy DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours).
Amenity:
The adjoining property does not present any openings to its flank elevation opposite the proposed extension area. The garden to the rear of the site is large and all other adjoining occupiers' openings are set at considerable distance. I therefore do not foresee overlooking issues, however, this is subject to further consideration under any submitted planning application.
Building Control Service
• For further information about this separate process and any implication it may have on the configuration of the project in planning terms please contact Nassar Rad on 020 7974 2387 or Nassar.Rad@camden.gov.uk
I hope this advice is useful. This response represents an initial view of your proposals based on the information available to us at this stage which is limited. Please be aware that addressing these matters does not necessarily mean that the application will be approved and is without prejudice to the assessment of any future application and the final decision of the council.
Kind regards,
Tania Skelli-Yaoz
Planning Officer (Mon-Wed)
Telephone: 020 7974 6829

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:

Local Authority Collection Scheme

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

Yes No

If Yes, please provide details:

Local Authority Collection Scheme

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:

Please see accompanying plans and statement

Description of *proposed* materials and finishes:

Please see accompanying plans and statement

Roof - description:

Description of *existing* materials and finishes:

Please see accompanying plans and statement

Description of *proposed* materials and finishes:

Please see accompanying plans and statement

Windows - description:

Description of *existing* materials and finishes:

Please see accompanying plans and statement

Description of *proposed* materials and finishes:

Please see accompanying plans and statement

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:

DF_PL_100 - Location & Site Plans
 DF_PL_450 - Existing Axonometric View
 DF_PL_120 - Existing West Elevation (Priory Rd)
 DF_PL_121 - Existing East Elevation (Garden)
 DF_PL_122 - Existing North Elevation (Side)
 DF_PL_101 - Existing Ground and Roof Level Plans
 DF_PL_130 - Existing Section AA'
 DF_PL_451 - Proposed Axonometric View
 DF_PL_300 - Proposed West Elevation (Priory Rd)
 DF_PL_301 - Proposed East Elevation (Garden)
 DF_PL_302 - Proposed North Elevation (Side)
 DF_PL_201 - Proposed Ground and First Floor Level Plans
 DF_PL_202 - Proposed Roof Level Plan
 DF_PL_330 - Proposed Section AA'

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

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

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	

21. Site Area

What is the site area?

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:

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: Miles Lester & Jemma Hockley Number: 64 Suffix: House name: Street: Priory Road (Garden Flat) Locality: Town: London Postcode: NW6 3RE	31/07/2014
Name: Resitha Airey Number: 64 Suffix: House name: Street: Priory Road (Flat 2) Locality: Town: London Postcode: NW6 3RE	31/07/2014
Name: Angela Busby Number: 64 Suffix: House name: Street: Priory Road (Flat 3) Locality: Town: London Postcode: NW6 3RE	31/07/2014
Name: Dr Triet Hoang Number: 64 Suffix: House name: Street: Priory Road (Flat 4) Locality: Town: London Postcode: NW6 3RE	31/07/2014
Title: Mr First name: Marco Surname: Ortiz Person role: Agent Declaration date: 31/07/2014 <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 31/07/2014