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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="Olivia"/>	Surname:	<input type="text" value="Kingsford"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Flat 1"/>			Country Code:	<input type="text" value="020"/>
	<input type="text" value="5 Egbert Street"/>			National Number:	<input type="text" value="74311250"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Telephone number:	<input type="text" value="020"/>	<input type="text" value="74311250"/>	<input type="text"/>
County:	<input type="text" value="London"/>	Mobile number:	<input type="text" value="078"/>	<input type="text" value="33752605"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Postcode:	<input type="text" value="NW18LJ"/>	Email address:	<input type="text" value="oliviabayley@yahoo.co.uk"/>		
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No					

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

No Agent details were submitted for this application

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

In the front of the house, we are tanking the vaults (under the pavement) to use as dry storage. We are renovating the light-well area, by re-rendering and re-painting the walls, placing 2 small lights and replacing the doors to the vaults with painted timber doors.

We are replacing the existing uPVC french doors (from the front bedroom on to the light well) with timber framed doors and replacing the existing bathroom window with a timber-framed window. (NB the uPVC doors were placed by a previous owner without planning permission.)

We have removed the wheelie bin store that was at street level (placed by a previous owner without planning permission) and we are planning to reinstate the steps that previously would have given access to the light-well area. Because of the french doors (which we are required to keep as a fire exit) we are unable to put in straight steps as these would block the doorway. Houses on Egbert street that have straight steps in to the light well have a window rather than French doors on the front lower-ground aspect. So we are planning to place a set of custom-made cast-iron spiral steps, in keeping with the railings at the front of the house. We will complete the railings by inserting a gate which will be consistent with the railing design. I have attached a photo of similar steps at a residence around the corner on Chalcot road.

In the back of the house, we have removed the rusting industrial metal steps and balcony that previously extended from the house for 3 metres in to the garden. We have replaced them with a much more compact set of custom-made cast-iron spiral stairs, with a small balcony. The style of this is in keeping with the age of the house and the front railings, as a simple, Victorian design.

Has the building, work or change of use already started?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, please state the date when the building, work, or use started:	<input type="text" value="28/07/2014"/>
Has the building, work or change of use been completed?	<input type="radio"/> Yes	<input checked="" type="radio"/> No		

#### 4. Site Address Details

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

Description:

House:	<input type="text" value="5"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Flat 1"/>		
Street address:	<input type="text" value="Egbert Street"/>		
	<input type="text"/>		
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="528184"/>
Northing:	<input type="text" value="183989"/>

#### 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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Emily"/>	Surname:	<input type="text" value="Marriot-Brittan"/>
Reference:	<input type="text" value="ref:2014/2271/pre(4)"/>				
Date (DD/MM/YYYY):	<input type="text" value="30/05/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Dear Olivia

I have discussed this with Victoria (Pound) and it is considered that a spiral staircase would likely be acceptable subject to consultation and comment from the conservation area advisory committee as part of the planning application.

It is advised that a simple stair design would be most appropriate.

With regard to the replacement stair and proposed balcony to the rear this would require planning permission as well and would be subject to consultation. It is recommended that details of the proposed balcony and stair is provided.

Kind regards

Emily Marriot-Brittan  
Planning Officer

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 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):

## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

White painted stucco.

Description of *proposed* materials and finishes:

White painted stucco.

### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Windows - description:

Description of *existing* materials and finishes:

Timber framed bathroom window, painted white

Description of *proposed* materials and finishes:

New timber framed bathroom window, painted white

### Doors - description:

Description of *existing* materials and finishes:

uPVC french doors

Description of *proposed* materials and finishes:

Timber framed french doors, painted white.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Metal railings, painted black with flour-de-lys style railing heads. Large gap in front railing for access to wheelie bin store: metal platform with plain railings surrounding, and wooden wheelie bin storage box.

Description of *proposed* materials and finishes:

Metal railings painted black, with flour-de-lys heads, continuous with gate enabling access to spiral stairs.

### 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:

Nil

Description of *proposed* materials and finishes:

2 small security lights to front light well area.

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

Back steps: Industrial style black-painted balcony and metal steps extending 3m in to the garden.

Description of *proposed* materials and finishes:

Custom-made, cast-iron, simple, victorian-style, spiral stairs extending 1.6m in to the garden.

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:

## 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 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:

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	Benedict Flynn	23/07/2014
Number:	5 Suffix: House name: Flat 3	
Street:	Egbert Street	
Locality:		
Town:	London	
Postcode:	NW18LJ	
Name	Nicola Dawson	23/07/2014
Number:	5 Suffix: House name: Flat 2	
Street:	Egbert Street	
Locality:		
Town:	London	
Postcode:	NW18LJ01	
Title:	Mrs First name: Olivia Surname: Kingsford	
Person role:	Applicant Declaration date: 06/08/2014 <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 06/08/2014