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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 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="Adam"/>	Surname:	<input type="text" value="Andrews"/>
Company name:	<input type="text" value="Whitehall Park"/>				
Street address:	<input type="text" value="106 Hampstead Road"/>			Country Code:	<input type="text"/>
	<input type="text"/>			National Number:	<input type="text"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Telephone number:	<input type="text"/>
County:	<input type="text"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="NW1 2LS"/>			Email address:	<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="Alexander"/>	Surname:	<input type="text" value="Abbey"/>
Company name:	<input type="text" value="Cullinan Studio"/>				
Street address:	<input type="text" value="5 Baldwin Terrace"/>			Country Code:	<input type="text"/>
	<input type="text"/>			National Number:	<input type="text" value="020 7704 1975"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Telephone number:	<input type="text"/>
County:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>
Country:	<input type="text"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="N1 7RU"/>			Email address:	<input type="text" value="85_camdenmews@cullinastudio.com"/>

### 3. Description of Proposed Works

Please describe the proposed works:

Two storey extension to the rear and side, together with the creation of a new basement floor, to a two storey mews building currently containing a one bedroom flat over two floors and three garages. The work includes:

- Internal re-modelling,
- Demolition of a single storey extension to the garden. To be replaced by a two storey extension to the original building into the garden
- The addition of a new basement floor and sunken court to the garden,
- Demolition of an existing single storey garage to the side, to be replaced by a new two storey extension.
- A new roof following the pitch and materials of the original, enlarged to encompass the new extensions noted above.

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:  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:

#### 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:

We met Charles Rose (Conservation Officer – LBC) and Rob Tulloch (Planning Case Officer - LBC) for pre-application advice, 28th May 2014. They advised that according to the Local Plan the mews house is a positive contributor to the character of the Conservation Area and the Mews (ie unless specifically noted as being negative, it is all seen as positive.)

The CO is familiar with the building and noted the back facade has interesting features, such as the arched windows and the plasterwork, (pilasters and window surrounds). In his view we should, therefore, be mindful that the building was designed to be seen from the main house to Camden Rd, (236 Camden Rd – refer planning ref: PP-02893497), and could be considered a set piece when taken together.

He indicated the eaves line to the original roof should be respected as there is a vernacular in the Mews of windows running up to the eaves. He also advised that should we wish to extend into the garden the original features of the rear façade should be replicated. Amendments to the pitch and height of the main roof were noted as acceptable, with the advice that any roof to the side extension should have separate definition.

We sent revised scheme drawings that responded to their comments, 3rd July 2014, but have received no further comment.

#### 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?  Yes  No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Three garages on the site will now form part of the habitable space. refer GA drawings 85\_CM\_P03 (existing) and P10 (proposed).

#### 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

If Yes, please describe:

As noted in "Pedestrian and Vehicle Access, Roads and Rights of Way" the three garages on the site will now form part of the habitable space. There will be therefore a net loss of three garage spaces. Any car associated with the property will have to arrange a residents' parking permit.

## 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. 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:

- painted brick  
- cement render (creating a quoin pattern to the front facade and pilasters, window arches and a plain cornice to the garden facade)

Description of *proposed* materials and finishes:

As above + timber cladding to new side extension

### Roof - description:

Description of *existing* materials and finishes:

- Slate  
- painted metal gutters and downpipes  
- with the painted timber soffit to flying eaves

Description of *proposed* materials and finishes:

as above

### Windows - description:

Description of *existing* materials and finishes:

- painted timber windows

Description of *proposed* materials and finishes:

As above

### Doors - description:

Description of *existing* materials and finishes:

- Painted timber garage doors with glazing to high level  
- Painted metal roller shutter to garage  
- painted timber front door with glazed fanlight above  
- painted timber and glass rear door

Description of *proposed* materials and finishes:

- Painted timber panels with clear glazing to high level, (some opening lights) and obscured glass to low level - in place of the existing garage doors  
- painted timber front door with glazed fanlight above  
- painted timber and glass rear door  
- painted timber sliding folding doors to garden courtyard

### Boundary treatments - description:

Description of *existing* materials and finishes:

brick garden boundary walls

Description of *proposed* materials and finishes:

as above + timber fence to rear boundary

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

- a mix of in-situ concrete and granite setts to the mews

Description of *proposed* materials and finishes:

as above

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

- external light to front door  
- external lights to sunken courtyard  
- external light to garden exit from ground floor

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

- painted metal railing to protect rooflights to basement and edges of sunken court  
- painted metal balustrade to first floor hay door

## 10. (Materials continued)

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:

Elevations: Drawings 85\_CM\_P07 (existing) and P30 (proposed)  
Design & Access Statement: Reference 85\_CM\_RP01

## 11. Explanation for Proposed Demolition Work

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

The proposed garage and rear extensions are later twentieth century additions to the original mews building and are in poor condition. In moving from a one bed flat and three garages to create a four bed family home these areas are needed to meet the required spaces standards, whilst respecting and broadly retaining the original facades and form of the original Victorian mews building. Following advice from the Conservation Officer and Planning Case Officer, we are also moving the original rear facade of the mews building further into the garden, again to meet the areas we require for a family home. The arched windows and render details will be replicated in this new facade. As a result we also propose a new thermally efficient roof in keeping with the form and materials of the original to the new enlarge footprint. The Conservation officer was also keen we retain the existing eaves line, which we have done.

## 12. 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

## 13. 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

## 14. 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