

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

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

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 Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ahmad"/>	Surname:	<input type="text" value="zolfaghari"/>	
Company name:	<input type="text" value="Mill Hill Properties"/>					
Street address:	<input type="text" value="7/8"/>			Country Code:	<input type="text" value="020"/>	Extension Number:
	<input type="text" value="Regency Parade"/>	Telephone number:	<input type="text" value="7722 4333"/>	National Number:	<input type="text" value=""/>	<input type="text" value=""/>
	<input type="text" value="121 Gloucester Place"/>	Mobile number:	<input type="text" value=""/>		<input type="text" value=""/>	<input type="text" value=""/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text" value=""/>		<input type="text" value=""/>	<input type="text" value=""/>
County:	<input type="text" value=""/>	Email address:	<input type="text" value="zolf1914@gmail.com"/>			
Country:	<input type="text" value="United Kingdom"/>					
Postcode:	<input type="text" value="NW3 5EG"/>					
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="masoud"/>	Surname:	<input type="text" value="parvardin"/>	
Company name:	<input type="text" value="Archetype Associates"/>					
Street address:	<input type="text" value="121 Gloucester Place"/>			Country Code:	<input type="text" value=""/>	Extension Number:
	<input type="text" value=""/>	Telephone number:	<input type="text" value="02074863666"/>	National Number:	<input type="text" value=""/>	<input type="text" value=""/>
	<input type="text" value=""/>	Mobile number:	<input type="text" value=""/>		<input type="text" value=""/>	<input type="text" value=""/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text" value=""/>		<input type="text" value=""/>	<input type="text" value=""/>
County:	<input type="text" value=""/>	Email address:	<input type="text" value="masoud@archetype.org.uk"/>			
Country:	<input type="text" value="United Kingdom"/>					
Postcode:	<input type="text" value="W1U 6JY"/>					

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

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:	<input type="text" value="36"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Redington Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 7RT"/>		

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

Easting:	<input type="text" value="525721"/>
Northing:	<input type="text" value="185949"/>

Description:

The site is located on the north-eastern side of Redington Road just to the north of the junctions with Redington Gardens and Heath Drive and is identified on the following map extract with the site approximately outlined in red.

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:	<input type="text"/>				
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Eimear"/>	Surname:	<input type="text" value="Heavey"/>
Reference:	<input type="text" value="9378365"/>				
Date (DD/MM/YYYY):	<input type="text" value="04/07/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

No 38 Redington Road is considered to be acceptable in terms of design because the detailing and materials are of a reasonably high standard and the red brick in particular is in keeping with the traditional buildings in the area. Many of the original houses in the street are also quite tall and bulky. The main difference, however, is that their mass is broken down with various highly modelled features and their skyline is decorated with gables, pitched roofs, turrets, etc. The implemented scheme at No 38 however has a flat roofline and the front façade appears quite flat with a lesser degree of modelling.

Whilst I agree the existing house at No 36 is out-of-keeping with the general scale of buildings in the vicinity (disregarding adjacent properties in Redington Gardens to the east), and consider that the rebuilding of No 38 forms a precedent for a replacement building on this site, I am concerned that the combined mass, bulk, height, footprint, etc of a similar adjacent/adjoining building will produce an overly large overall building spanning the two sites. Whilst the two sites could accommodate two modest semi-detached houses, a pair of much larger and similarly designed buildings could constitute overdevelopment on the site. It should be noted that the reports for the consented schemes at No 38 do not comment on the redevelopment of No 36, although they state the size is out-of-scale with the larger houses in the conservation area.

I therefore recommend that a redevelopment scheme at No 36 should vary from that of No 38 in terms of footprint, mass, bulk and maybe height. It also should be articulated to read as a separate building from No 38 even though they could be attached to each other. Although a similar architectural style would work in terms of detailing, use of materials, etc, the modelling of the facades should also differ in order to create some variety and breaking down of mass and scale.

In terms of the basement development – whilst I understand that the neighbouring property may have a substantial basement, our policy has changed significantly since it was given permission and it is unlikely that permission would be given for a similar sized basement. However if you did wish to apply for a basement you do need to consult our Camden Planning Guidance (CPG)4 and

submit all of the relevant BIA information upfront. I would remind you that basements are very controversial in Camden particularly in Redington Road so neighbours will be interested in the documents you submit. Given the size of the site it is unlikely that a Construction Management Plan (CMP) would be required as all of the construction vehicles could be contained within the site and would not impact upon the highway.

Also you would need to address sustainability and energy and ensure that the proposed development will meet code level 4 at least, see CPG3. If the proposal would result in the creation of more than 100 sq. m of new residential floorspace the development would be liable towards the Mayoral CIL.

That's really all I can think of at the moment but we would be unlikely to accept the scheme as submitted here. If there are any other questions please do not hesitate to contact me.

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:
Residential Bin Store near the gate
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
- If Yes, please provide details:
Bin store to accommodate two bins

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. Explanation for Proposed Demolition Work

- Why is it necessary to demolish all or part of the building(s) and/or structure(s)?
The proposed new building is to replace the existing

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:

F/F yellow brick

Description of *proposed* materials and finishes:

F/F orange/red brick

Roof - description:

Description of *existing* materials and finishes:

concrete tiles in dark brown colour

Description of *proposed* materials and finishes:

green roof on flat surface

Windows - description:

Description of *existing* materials and finishes:

white painted timber casement window

Description of *proposed* materials and finishes:

timber sash windows

Doors - description:

Description of *existing* materials and finishes:

timber glass panel doors

Description of *proposed* materials and finishes:

solid timber doors

Boundary treatments - description:

Description of *existing* materials and finishes:

hedge and timber fence

Description of *proposed* materials and finishes:

hedge and timber fencing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

grass and concrete path

Description of *proposed* materials and finishes:

grass and permeable paving bricks

10. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

bulk head light and flood light

Description of *proposed* materials and finishes:

low level LED lighting

Others - description:

Type of other material:

panels to roof and front features

Description of *existing* materials and finishes:

plastic gutters and eaves

Description of *proposed* materials and finishes:

freth cut metal sheets and zinc cladding

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:

Existing and proposed plans, sections and elevations.

Plannuing statement

design statement

GI and Basement Impact assessment

sustainability report

tree report

photo graphical survey

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	2	2	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			

12. 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):

combined drain with the surface water via Attenuation tank to prevent flooding. see drawing basement and ground floor proposed plans 1048(02)-01

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

C3 vacant 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

16. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

20. 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

21. 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	

22. Site Area

What is the site area? hectares

23. 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:

not applicable

Is the proposal for a waste management development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. 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

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: First name: Surname:

Person role: Declaration date: Declaration made

27. 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