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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:	Mr	First name:	James	Surname:	Youngman		
Company name:							
Street address:	62 St. George's Avenue			Telephone number:	Country Code	National Number	Extension Number
	Tufnell Park						
Town/City:	London			Mobile number:	44	07941 939 553	
County:				Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	N7 0HD			jamesyoungman@blueyonder.co.uk			
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:	Mr	First Name:	Evan	Surname:	Ferguson		
Company name:	Evan Ferguson Architect						
Street address:	Old Manor Farm			Telephone number:	Country Code	National Number	Extension Number
	Helperthorpe						
Town/City:	Malton			Mobile number:	44	07958 430022	
County:	North Yorkshire			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	YO17 8TQ			evan@eferguson7.orangehome.co.uk			

3. Description of the Proposal

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

Alteration and extension of a single (ground floor and basement) 2 bed flat, including rear and basement extensions.

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)

Description:

House:	41	Suffix:	
House name:			
Street address:	Howitt Road		
Town/City:	London		
County:			
Postcode:	NW3 4LU		

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

Easting:	527294
Northing:	184892

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:	Tania	Surname:	Skelli-Yaoz
Reference:	2014/1061/PRE			
Date (DD/MM/YYYY):	25/03/2014	(Must be pre-application submission)		

Details of the pre-application advice received:

Height and depth of rear extension acceptable. No objection in principle to basement works, which are considered acceptable. Garden small. Surfaces to be permeable. Arboricultural and Engineering statements required (both attached).
Further advice from Matthew Dempsey in letter dated 6.8.14, ref. 2014/4413.INVALID

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:

Existing area as shown on plan 1308.14A.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

As above

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)?

To enable the rear and basement works to proceed. No alterations are required to the front elevation.

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:

red facing brick with painted stone mouldings to front and some render to entrance lobby and basement areas.
yellow-brown brick to rear elevations

Description of *proposed* materials and finishes:

no changes to front elevation above ground level.
painted render to front area below ground level.
fully-glazed extensions to rear, with no changes to existing brick above ground floor.

Roof - description:

Description of *existing* materials and finishes:

natural slate roof with lead dormers to main roof.
glazed roof to rear extension.

Description of *proposed* materials and finishes:

no changes proposed to main roof.
glazed roof to remodelled rear extensions.

Windows - description:

Description of *existing* materials and finishes:

painted timber sash windows to front and rear.
fully glazed rear conservatory.

Description of *proposed* materials and finishes:

no changes to existing windows to front, apart from new painted timber windows to basement area to match existing + adjoining.
fully glazed rear extensions with sliding timber-framed doors.

Doors - description:

Description of *existing* materials and finishes:

painted timber door to front.
glazed French doors to rear.

Description of *proposed* materials and finishes:

no change to front.
glazed sliding doors to rear.

Boundary treatments - description:

Description of *existing* materials and finishes:

low brick and rubble wall with piers to front area.
timber fences and low wall with trellis over to rear garden.

Description of *proposed* materials and finishes:

no changes proposed to front or rear boundaries.

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:

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:

Design and access Statement, July 2014.
Arboricultural Impact Statement, 24.4.14.
Basement Impact Statement. 3.9.14.
Pre-Application Advice from Camden Planning, 25.3.14.
2014/4413/INVALID letter, 6.8.14.
1308.10A. Location and Block Plans.
1308.14A. Existing Plans.
1308.15A. Existing Sections AA and BB.
1308.16A. Existing Section CC, Rear Elevation and Photos.
1308.17A. Existing Front Elevation and Photos.
1308.18A. Proposed Plans.
1308.19A. Proposed Sections AA and BB.
1308.20A. Proposed Section CC and Rear Elevation.
1308.21A. Proposed Front Elevation.

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	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			

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):

1308.14A. Existing Plans

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:

single residential 2 bed flat

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?

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:

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 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.

26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: The Mayor and Burgesses of the London Borough of Camden Number: <input type="text"/> Suffix: <input type="text"/> House name: Town Hall Street: Euston Road Locality: <input type="text"/> Town: London Postcode: NW1 2RU	30/10/2014
Name: Brian Peter Hughes and Evelyn Crombie Stuart Number: 39 Suffix: C House name: <input type="text"/> Street: Howitt Road Locality: <input type="text"/> Town: London Postcode: NW3 4LU	30/10/2014
Name: 41 Howitt Road Management Limited Number: 41 Suffix: <input type="text"/> House name: <input type="text"/> Street: Howitt Road Locality: <input type="text"/> Town: London Postcode: NW3 4LU	30/10/2014
Name: Siamak Habibiyan Number: 41 Suffix: B House name: <input type="text"/> Street: Howitt Road Locality: <input type="text"/> Town: London Postcode: NW3 4LU	30/10/2014
Name: James Madigan Number: 28 Suffix: <input type="text"/> House name: Chelsea Square Street: Cricklewood Broadway Locality: <input type="text"/> Town: London Postcode: NW2 3HD	30/10/2014
Title: Mr First name: Evan Surname: Ferguson Person role: Agent Declaration date: 30/10/2014 <input checked="" type="checkbox"/> 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 30/10/2014