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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:	Mrs	First name:	Dorothy	Surname:	Turner		
Company name:	Modern City Estates LTD						
Street address:	Flat 7A			Telephone number:	Country Code	National Number	Extension Number
	22 Craven Hill						
Town/City:	London			Mobile number:			
County:				Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	W2 3DS						
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:	Terence	Surname:	Dacombe		
Company name:	TDArch						
Street address:	306 Mare Street Studios			Telephone number:	Country Code	National Number	Extension Number
	203-213 Mare Street						
Town/City:	London			Mobile number:		07787577346	
County:				Fax number:			
Country:	United Kingdom			Email address:	terry.d@tdarch.co.uk		
Postcode:	E8 3QE						

### 3. Description of the Proposal

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

Make alterations to include 2 bedrooms, 2 bathrooms and kitchen, build a new basement storey, retain the existing façade walls to rear and front, underpin the party walls, replace the first floor with structurally compliant floor construction, replace the roof, build an access housing to the roof, install new staircases, replace windows at the rear within the existing openings and generally overhaul and redecorate the dwelling.

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:

#### 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:

Advised additional storey above ground not acceptable.  
The principle of a basement storey would be acceptable.

#### 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

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  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. Explanation for Proposed Demolition Work

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

It is necessary to excavate to create a basement storey. The first floor has been checked by structural engineers and would not support the design load in compliance with the building regulations and therefore needs to be removed to be replaced. The roof has an inherent fault found in other mews buildings adjoining where the frontage drainage is insufficient and the boxed in parapet gutter fails, the roof covering is no longer serviceable as a result and by replacing the roof there is the opportunity to provide some amenity space. There is no access to the rear windows externally for maintenance, new reversible windows would allow maintenance if replaced. See Design and Access Statement and Planning Statement.

## 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:

London stock brickwork

Description of *proposed* materials and finishes:

Existing retained

### Roof - description:

Description of *existing* materials and finishes:

Asphalt

Description of *proposed* materials and finishes:

Sedum and vegetation covered green roof with an area of promenade tiles for amenity.

### Windows - description:

Description of *existing* materials and finishes:

Painted single glazed timber windows.

Description of *proposed* materials and finishes:

Existing retained except for rear façade windows to be replaced with matching pattern reversible painted timber windows.

### Doors - description:

Description of *existing* materials and finishes:

Varnished timber entrance doors.

Description of *proposed* materials and finishes:

Existing retained

### Boundary treatments - description:

Description of *existing* materials and finishes:

External brick walls and timber windows form the boundaries.

Description of *proposed* materials and finishes:

Existing retained

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

### Lighting - add description

Description of *existing* materials and finishes:

Fluorescent internal lighting and tungsten halogen wall mounted tungsten halogen up lighting.

Description of *proposed* materials and finishes:

LED lighting throughout internally.

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:

Drawings numbered 1767-LOC-01, 02 and 1767-EX-01, and Proposal drawings 1767-P-01A, 02A, 03A, 04A and 05A.

Design and Access Statement

Planning Statement

Construction Management Plan.

Basement Impact Assessment, Part 1, Part 2, Part 3, Part 4 with Site Investigation

Report, Ref: C13359

Photos of Existing, Ref: 1767.4-1 Pics

Ellis and Moore letter dated 20 Nov 2014

Supplementary list of adjoining owners

## 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):

Refer to drawing: 1767-P-01A

## 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:

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

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	1				
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

#### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

### 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?

52.44

sq.metres

### 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:

Residential

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.

Owner/Agricultural Tenant	Date notice served
Name: K Miah and M Miah Number: 70 Suffix: B House name: Street: Crowndale Road Locality: Camden Town: London Postcode: NW1 1TP	20/11/2014
Name: Lance Fane and John P Richards Number: 59 Suffix: House name: Street: Bayham Place Locality: Camden Town: london Postcode: NW1 2RU	20/11/2014
Name: Denton & Co Number: 59 Suffix: House name: Street: Bayham Place Locality: Camden Town: London Postcode: NW1 3RU	20/11/2014
Name: Julie Dawn Myers Number: 66 Suffix: D House name: Street: Crowndale Road Locality: Camden Town: London Postcode: NW1 1TP	20/11/2014
Name: Marios Stergides and William J Jones Number: 55 Suffix: House name: Street: Albert Street Locality: Town: London Postcode: NW1 7LX	20/11/2014
Title: Mr First name: Terence Surname: Dacombe Person role: Agent Declaration date: 20/11/2014 <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 20/11/2014