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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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

| | | | |
|-------------------|----------------------|----------------------|----------------------|
| | Country Code | National Number | Extension Number |
| Telephone number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

| | | | |
|-------------------|---------------------------------|---|----------------------|
| | Country Code | National Number | Extension Number |
| Telephone number: | <input type="text" value="44"/> | <input type="text" value="0207 5844581"/> | <input type="text"/> |
| Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Subdivision of a single family dwelling to create a 2 bedroom flat at lower ground floor level with rear single storey extension and a 4 bedroom house over the remaining ground, 1st and 2nd floors.

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: | <input type="text" value="4"/> | Suffix: | <input type="text"/> |
| House name: | <input type="text"/> | | |
| Street address: | <input type="text" value="Parkhill Road"/> | | |
| | <input type="text"/> | | |
| Town/City: | <input type="text" value="London"/> | | |
| County: | <input type="text"/> | | |
| Postcode: | <input type="text" value="NW3 2YN"/> | | |

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

| | |
|-----------|-------------------------------------|
| Easting: | <input type="text" value="527786"/> |
| Northing: | <input type="text" value="184830"/> |

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:

Dear Mr Coates,

I refer to your request for pre-application advice for the following development at the above address:

- Conversion of lower ground floor to a separate 2 bedroom flat with rear extension.

My office has now considered your proposal and I can offer the following advice.

Site description

This application relates to a four storey building located on the south-east side of Parkhill Road. The building is in use as single dwellinghouse within Class C3 and is located within Parkhill Conservation Area. To the north of the site lies No.6 Parkhill Road, which has a single storey rear extension with a balcony above. To the south of the site lies No.4b Parkhill Road, a two storey residential building.

Relevant site history

There is no relevant planning permission.

The main issues for consideration are:

- Design and Conservation
- Residential amenity
- Impact upon neighbouring amenity

Assessment

Design and Conservation

Policy DP24 expects alterations and developments to be of the highest standard of design. Policy DP25 permits development in conservation areas that preserves and enhances the character and appearance of the area. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible. Furthermore, Parkhill and Upper Park Conservation Area (July 2011) states development proposals should preserve or enhance the character or appearance of the Parkhill and Upper Park Conservation Area.

The proposed extension would be approximately 4.3m deep with a flat roof measuring 2.55m high. The extension would be 4 metres wide with the side elevation constructed of glass facing towards No.4b. The existing ground floor basement rear elevation door would be replaced with bi-folding doors. Above the extension would be a roof terrace surrounded by a 1 metre glass balustrade and a 1.6m high trellis reinstated along the boundary with No.6. Access steps from the terrace leading down to the garden are proposed along the boundary with No.6. The two bedroom basement flat would use the existing entrance on the basement level and the main house would continue to use the ground floor entrance. The flat would comprise two bedrooms, living/kitchen/dining area, bathroom, shower room, hallway and an approximate internal floorspace of 170sq.m. The proposed flat would have access to its own private garden screened by planting.

As such, the proposed extension, by reason of its size, height and position appear to be acceptable. In terms of design, the glazed screening would not be supported from a conservation point of view and a timber or metal railings similar to the existing balcony would be preferable. The front elevation remains the same.

Residential amenity

Housing is the priority of the LDF and the proposals the provision of new residential accommodation is acceptable in principle as long as it provides an appropriate standard of accommodation and does not harm local amenity.

Camden's Planning Guidance, CPG 2: housing sets a minimum internal floorspace standard for four person self-contained dwelling to be 75 sq.metres. The proposed flat would be approximately 170 sq.metres, in compliance with guidance.

The proposal would provide a generously proportioned family home, and the overall floorspace and room size of the existing dwelling would comply with both the London Plan and Camden Planning Guidance. The house would be dual aspect with good access to natural light and ventilation, and a reasonably sized garden.

The proposal should meet the 16 criteria that form the Lifetime Home Standards as far as possible.

Amenity

The Council will need to be satisfied that the development proposed does not result in a material loss of light, outlook or privacy to existing residential occupiers.

The site appears to be immediately to the south of No.6. The proposed extension would extend approximately 2.6m beyond the rear extension at No.6 with a trellis along the boundary. There is no screening proposed on the other side of the terrace nearest to No.4b, however given the distance from this property, there may not be any unacceptable degree of overlooking. In any case, a daylight and sunlight report would need to be submitted with any planning application to ensure the proposed scheme would not impact upon neighbouring properties, by way of loss of light, overshadowing or overbearing.

Transport

The Council as a Highways Authority has recognised that there are significant pressures on the current parking facilities throughout the borough, especially in dense residential areas close to Town Centres. In the interest of sustainable transport practices, the Council has established highways policies that strongly discourage the use of private motor vehicles and aim to control any future unnecessary increase in off street parking (CS11 – Core Strategy, also DP16, DP17, DP18, DP19 – Development Policies). Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped. The reasons for this are to facilitate sustainability and to help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion. This is also in accordance with policies CS11, CS19, DP18 and DP19.

The application site has a Public Transport Accessibility Level (PTAL) of 3 (average) and currently has parking spaces. In light of the above, a car free development should be secured by the means of a Section 106 legal agreement as a planning obligation is considered the most appropriate mechanism for securing the development.

Please note the views expressed in this correspondence are those of an officer of the council and do not amount to a determination of the proposal under the Town and Country Planning Acts. Any recommendation would be made in the light of technical assessment justified in terms of planning policy and taking into account any material considerations.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

Kind regards

Mandeep Chaggar
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden
Telephone: 020 7974 6057
Web: camden.gov.uk
2nd floor
5 Pancras Square
5 Pancras Square
London N1C 4AG

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Planning Portal Reference:

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:
Bin store within the front garden
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
- If Yes, please provide details:
Separate recycling bin within the bin store

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):

Walls - description:

Description of *existing* materials and finishes:

Front Elevation - London Stock Brick & stucco render
Rear Elevation - London Brown brick

Description of *proposed* materials and finishes:

Front Elevation - no alterations proposed
Rear Elevation - London brown brick to closely match existing

Windows - description:

Description of *existing* materials and finishes:

Front Elevation - traditional timber sash windows
Rear Elevation - traditional timber sash windows & french doors

Description of *proposed* materials and finishes:

Front Elevation - no alterations proposed
Rear Elevation - no alterations to existing windows ground, 1st, 2nd floors - new windows & doors to lower ground to be aluminium framed dark grey finish.

Boundary treatments - description:

Description of *existing* materials and finishes:

Front Garden Area - brick walls
Rear Garden Area - timber fence with timber trellis above

Description of *proposed* materials and finishes:

Front Garden Area - no alterations proposed
Rear Garden Area - additional new timber trellis

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Front Garden Area - York Stone over hardcore

Description of *proposed* materials and finishes:

Front Garden Area - no alterations proposed

9. (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:

Drawings:

Location Plan - PL00

Site Plan - PL01

Existing Plans,Elevations,Section - PL02,PL03,PL04,PL05

Proposed Plans, Elevations,Section - PL10,PL11,PL12,PL13

1144-Design & Access Statement - November 2014

Photosheets - PS01,PS02,PS03

1144-Lifetime Homes Statement

1144-CIL Form

Daylight & Sunlight Report

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 | 2 | 2 |
| 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):

Connection to existing soil stacks - no new manholes/underground drainage proposed.

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:

Single Family Dwelling

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

Market Housing - Proposed

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

Proposed Market Housing Total

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

Overall Residential Unit Totals

| | |
|----------------------------------|---|
| Total proposed residential units | 2 |
| Total existing residential units | 1 |

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?

| | |
|----------------------------------|--|
| <input type="text" value="590"/> | <input type="text" value="sq.metres"/> |
|----------------------------------|--|

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 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

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