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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:	Mr	First name:	Stuart	Surname:	Blackie	
Company name:						
Street address:	Flat 1, 2			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:	Camden			Email address:		
Country:	United Kingdom					
Postcode:	NW3 1HA					
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:	Lior	Surname:	Brosh	
Company name:	Brosh Architects					
Street address:	31			Country Code	National Number	Extension Number
	Burghley Avenue			Telephone number:	07742394495	
				Mobile number:		
Town/City	BOREHAMWOOD			Fax number:		
County:	Hertfordshire			Email address:		
Country:	United Kingdom					
Postcode:	WD6 2JL			lior@brosharchitects.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Internal renovation, new timber sash windows for front elevation, double storey rear extension. Removal of a cherry tree which will be replaced with a new tree.
There is no proposed change of use.

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:	2	Suffix:	
House name:	Flat 1		
Street address:	Gardnor Road		
Town/City:	London		
County:	Camden		
Postcode:	NW3 1HA		

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

Easting:	526562
Northing:	185831

Description:

Internal renovation, new timber sash windows for front elevation, double storey rear extension. Removal of a cherry tree which will be replaced with a new tree.

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:	Mr	First name:	Sam	Surname:	Watts
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Reference: 2014/7011/PRE

Date (DD/MM/YYYY): 24/11/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Originally, the proposed ground floor extension extended as far as the lower ground floor extension (3 meters) and we proposed sliding doors to the master bedroom. On the lower ground floor we had sliding doors and a glass bay window. After we received the written advice, we reduced the depth of the ground floor extension up to the line of the existing extension. We removed the proposed sliding doors of the master bedroom and replaced them with narrower french doors. On the lower ground floor, we removed the glass bay window and now we only propose the sliding doors.

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

If Yes, please provide details:

The existing arrangement will stay the same - separate bins for refuse and recycling are currently kept in front court yard.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick to match existing

Roof - description:

Description of *existing* materials and finishes:

The current ground floor extension roof is made of black asphalt.

Description of *proposed* materials and finishes:

The extension roof for the lower ground will be a single ply flat roof construction with green roof on top.
The extension roof for the ground floor will match existing extension (black asphalt).

Windows - description:

Description of *existing* materials and finishes:

Front elevation - 6 double glazed UPVC windows
Rear elevation - 1 single glazed timber sash window. 2 single glazed casement windows

Description of *proposed* materials and finishes:

Front elevation - 6 double glazed timber sash windows.
Rear elevations - 1 double glazed timber sash window.

Doors - description:

Description of *existing* materials and finishes:

Front elevation - timber doors
Rear elevation - french doors

Description of *proposed* materials and finishes:

Front elevation - as existing
Rear elevation - double glazed aluminium sliding doors for the lower ground floor extension. Double glazed timber french doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Boundary wall with No 1 Gardnor Road - white painted part brick / part unpointed and unpainted block wall.
Boundary wall with No 3 Gardnor Road - Partly white painted brick wall.
Boundary wall with no. 21 & 22 Gayton Road - brick wall.

Description of *proposed* materials and finishes:

Boundary wall with No 1 Gardnor Road - white painted brick as existing. Unpointed block wall to be white rendered.
Boundary wall with No 3 Gardnor Road - existing wall to be restored where required.
Boundary wall with no. 21 & 22 Gayton Road - brick wall to be restored where required.

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:

Internal lighting is a mixture of pendant lights, halogen wall lights and fluorescent lighting.

Description of *proposed* materials and finishes:

Internal Lighting - low energy pendant lighting and LED downlight in bathroom and kitchen.
External - LED wall lights

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:

2GAR-001-Location plan 1:1250
2GAR-003-Existing lower ground floor plan 1:50
2GAR-004-Existing ground floor plan 1:50
2GAR-020-Existing section A 1:50
2GAR-021-Existing section B 1:50
2GAR-030-Existing front elevation 1:50
2GAR-031-Existing rear elevation 1:50
2GAR-100-Proposed lower ground floor plan 1:50
2GAR-101-Proposed ground floor plan 1:50
2GAR-200-Proposed section A 1:50
2GAR-201-Proposed section B 1:50
2GAR-300-Proposed front elevation 1:50
2GAR-301-Proposed rear elevation 1:50
2GAR-800-Proposed lower ground floor-services
2GAR-801-Proposed ground floor-services
2GAR-D&A-Design and Access Statement
2GAR-PIC-EXT-Existing photographs-external
2GAR-PIC-INT-Existing photographs-internal
2GAR-3D-3D Images
2GAR-Arboriculture report / tree survey
2GAR-CIL Statement

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	0	0
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):

2GAR-Proposed lower ground floor - Services

2GAR-Proposed ground floor - Services

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:

Residential use.

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

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?

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 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.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant					Date notice served		
Name	Mr & Mrs McKee				<div>15/12/2014</div>		
Number:	2	Suffix:		House name:			Flat 2
Street:	Gardnor Road						
Locality:	Hampstead						
Town:	London						
Postcode:	NW31HA						
Name	Ben Asdi (Atkin Real estate)				<div>15/12/2014</div>		
Number:	2	Suffix:		House name:			Flat 3
Street:	Gardnor Road						
Locality:	Hampstead						
Town:	London						
Postcode:	NW31HA						
Title:	Mr	First name:	Lior		Surname:	Brosh	
Person role:	Agent		Declaration date:	14/12/2014		<input checked="" type="checkbox"/> 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 14/12/2014