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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:	Ms	First name:	Patricia	Surname:	Orwell	
Company name:						
Street address:	71G Fitzjohn's Avenue			Country Code	National Number	Extension Number
				Telephone number:	020	743557856
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	NW3 6PD					
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:	Miss	First Name:	Josephine	Surname:	glyn	
Company name:	Studio glyn					
Street address:	5 Glenloch Road			Country Code	National Number	Extension Number
				Telephone number:		07979690074
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	NW34BX			jo@studioglyn.co.uk		

#### 3. Description of the Proposal

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

Replacement of existing pop-up roof terrace structures to:

a) facilitate extension of existing lift shaft up onto the roof terrace to provide level access to the roof and b) replace existing defective timber to glazed conservatory style structure.

The two replacement roof structures will be unified with a single new mansard style roof.

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="71"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Fitzjohn's Avenue"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 6PD"/>		

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

Easting:	<input type="text" value="526531"/>
Northing:	<input type="text" value="185385"/>

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 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)?

The existing timber mullions of the glazed conservatory are badly rotted- although the conservatory was replaced in the 1970's the structure has not been well maintained leading to damp ingress and warping of the timber mullions. The brick base of the existing lift over run needs to be part demolished in order to create a new opening for the lift access.

#### 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 brick brick to the base of the lift over run.

Description of *proposed* materials and finishes:

White render to face of brickwork of lift shaft to unify with conservatory adjacent.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Existing roof to conservatory- pitched copper sheet roofing.  
Existing roof to lift overrun- red clay plain tiles to pitched roof on timber rafters.

Description of *proposed* materials and finishes:

Roof to be mansard style to reduce height of structure. Roof to be formed on Timber rafters. Proposed roof to reuse existing red clay plain tiles where possible with additional red clay plain tiles to match the existing ones in the event that more are needed. The flat section of the roof will be dressed in a grey single ply roofing membrane.

Windows - description:

Description of *existing* materials and finishes:

Existing conservatory consists white painted timber mullions/ transoms with double glazed units.

Description of *proposed* materials and finishes:

Proposed materials to match existing, i.e. painted timber frames with double glazed windows. A new glazed rooflight will be placed in the flat element of the new roof over the position of the spiral stair. The rooflight will be a plateau style ppc metal framed rooflight.

Doors - description:

Description of *existing* materials and finishes:

Existing french glazed door to conservatory: painted timber frame with double glazed panel glass.

Description of *proposed* materials and finishes:

Proposed french glazed door to conservatory: painted timber frame with double glazed panel glass.  
Proposed door to lift. Powder coated metal metal finish painted white to match colour of rendered wall adjacent.

Boundary treatments - description:

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Lighting - add description

Description of *existing* materials and finishes:

Existing external light fittings are contemporary wall mounted lights fixed to transom of conservatory glazing. Existing finish is plastic.

Description of *proposed* materials and finishes:

Wall mounted carriage lights either side of lift doors. Proposed material/ finish will be brushed stainless steel.

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:

010-000-Bldg-Existing Drawings  
010-100-Bldg-Proposed Drawings  
010-DWG-001-Site Location Plan  
Design and Access Statement

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	7	7	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	Existing "non-allocated" parking parking to remain.		

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐

Package treatment plant ☐

Unknown ☐

Septic tank ☐

Cess pit ☐

Other

As existing

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):

As existing.

## 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:

Existing use consists Victorian Mansion Block, used for seven residential flats. There is off street garage/parking provision at the rear of the site.

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 Start TimeEnd Time	Saturday Start TimeEnd Time	Sunday and Bank Holidays Start TimeEnd Time	Not Known
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22. Site Area

What is the site area?

850

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:

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 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
<div><div>Name</div><div>See Attached Certificate B Schedule</div><div><div>Number:</div><div></div><div>Suffix:</div><div></div><div>House name:</div><div>71</div></div><div><div>Street:</div><div>Fitzjohn's Avenue</div><div><div>Locality:</div><div></div></div><div><div>Town:</div><div>London</div><div><div>Postcode:</div><div>NW3 6PD</div></div></div></div></div>	<div>27/11/2014</div>

Title:

Miss

First name:

Josephine

Surname:

Glyn

Person role:

Agent

Declaration date:

19/12/2014

☒ Declaration made

Ref: 07: 6060

Planning Portal Reference:

**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

19/12/2014