

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Simon"/>	Surname:	<input type="text" value="Fraser"/>						
Company name:	<input type="text"/>										
Street address:	<input type="text" value="8 Glenmore Road"/> <input type="text" value="Belsize Park"/>			Telephone number:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Country Code</th> <th style="width: 35%;">National Number</th> <th style="width: 15%;">Extension Number</th> </tr> </thead> <tbody> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </tbody> </table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text"/>						
Postcode:	<input type="text" value="NW34DB"/>										

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

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Description of the Proposal

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

This is a retrospective planning application. The proposed works are for a minor refurbishment to an existing dilapidated conservatory to the rear of a ground floor flat. It was mistakenly assumed that as the works were minor and that they did not need planning permission and were allowed as permitted development in a Conservation area. The original intention was to replace the existing single glazed units of the existing conservatory and the existing asphalt roofing with triple glazing only and to rebuild an existing wall in the same position (with Building Control approval). On inspection of the existing wall by the Building Control Inspector and Structural engineer, it was noted however that the foundations for this area were not structurally sound and that new foundations would need to be built. As a result of this foundation issue, the existing rear wall also needed to be demolished and rebuilt due to the foundation size required to support the existing wall.

Has the building, work or change of use already started?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when building, works or use were started:	<input type="text" value="02/06/2014"/>
Has the building, work or change of use been completed?	<input type="radio"/> Yes <input checked="" type="radio"/> 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:

Refer to the attached Location Plan and Site Plan for further details

#### 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:

This related to a letter received from the Local Authority where it was noted that permission had not been granted for the works to date. The intention of this application is therefore to seek retrospective permission.

#### 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 works are intended to enhance the quality and appearance of the existing single storey extension (which was particularly dilapidated) whilst preserving the key characteristics and materials of the rear elevation of the building (such as the white pebbledash walls). Photographs of the original elevation (Please refer to the Design and Access Statement) and proposed drawings have been included with this application to demonstrate this.

As noted in the description, the original intention was to rebuild an existing wall in the same position however on inspection of the existing wall by the Building Control Inspector and Structural engineer, it was noted that the foundations for the existing wall were not structurally sound and that new foundations would need to be built. As a result of this foundation issue, the existing rear wall needed to be demolished and rebuilt due to the foundation size required to support the existing wall.

## 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:

White Pebbledash with white rendered upstands below  
Natural facing Brick to existing conservatory below window

Description of *proposed* materials and finishes:

White Pebbledash with white rendered upstands below all made good to match existing

### Roof - description:

Description of *existing* materials and finishes:

Single glazed roof and asphalt roof with solid Lead flashing to sides

Description of *proposed* materials and finishes:

Triple glazed roof with solid lead flashing to sides

### Windows - description:

Description of *existing* materials and finishes:

White painted timber single glazed units

Description of *proposed* materials and finishes:

White painted timber double glazed units to match

### Doors - description:

Description of *existing* materials and finishes:

White painted timber single glazed door

Description of *proposed* materials and finishes:

Off-white painted hardwood timber double glazed fold-able doors

### Boundary treatments - description:

Description of *existing* materials and finishes:

Natural brick boundary walls

Description of *proposed* materials and finishes:

No changes to existing Natural brick boundary walls

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:

WBR-00a Location Plan  
WBR-00b Site Plan  
WBR-01a Existing Lower Ground Floor  
WBR-01b Existing Raised Ground Floor  
WBR-02a Proposed Lower Ground Floor  
WBR-02b Proposed Raised Ground Floor  
WBR-06a Existing Rear Elevation  
WBR-06b Existing Side Elevation  
WBR-07a Proposed Rear Elevation  
WBR-07b Proposed Side Elevation  
WBR-10 Part Section  
WBR-11 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	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

### 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 Flat

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

Residential Flat

When did this use end (if known) (DD/MM/YYYY)?

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?

00.02	hectares
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## 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.

## 26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: Mr Peter Tilbury Number: 8 Suffix: B House name: Street: Willoughby Road Locality: Hampstead Town: London Postcode: NW31SA	26/01/2015
Name: Mr Daniel Murphy and Fiona Vane-Stobbs Number: 6 Suffix: A House name: Street: Willoughby Road Locality: Hampstead Town: London Postcode: NW31SA	26/01/2015
Name: Jim Lea (Music) Limited Number: 31 Suffix: D House name: Street: Camden Road Locality: Camden Town: London Postcode: NW19LF	26/01/2015
Title: Mr First name: Simon Surname: Fraser Person role: Applicant Declaration date: 26/01/2015 <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 22/01/2015