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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:	Mr	First name:	jacob	Surname:	sorkin		
Company name:	Five Corners Ltd						
Street address:	3 robin grove			Telephone number:	Country Code	National Number	Extension Number
	off highgate west hill						
Town/City:	london			Mobile number:			
County:				Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	n6						
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:	peter	Surname:	stern		
Company name:	peter stern architect & designer						
Street address:	33 Denman Drive North			Telephone number:	Country Code	National Number	Extension Number
						07957 424946	
Town/City:	London			Mobile number:			
County:	London			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	NW11 6RD			ps@peterstern.co.uk			

3. Description of the Proposal

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

demolition of ex. single storey rear extensions. Excavation and construction of lower ground floor under part of the property. New single storey rear extension at ground floor and small glazed extension at 1st floor. New rear dormers within existing roofs on 2nd floor and roof. Reinstatement of original architectural embellishments on the front elevation and new timber sash windows. New slate coverings to roofs.

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:	44	Suffix:	
House name:			
Street address:	Dartmouth Park Road		
Town/City:	London		
County:	Camden		
Postcode:	NW5 1SN		

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

Easting:	528760
Northing:	186109

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:	Ms	First name:	kathryn	Surname:	Moran
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Reference: 2014/7585/PRE

Date (DD/MM/YYYY): 16/01/2015 (Must be pre-application submission)

Details of the pre-application advice received:

verbally but awaiting written report which is not available at the time of making this application

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:

existing arrangements are retained...bins to be located at the front of the property behind the mature hedges

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

existing arrangements are retained ...separate bins for each of the flats

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)?

existing rear extensions are of very poor quality construction and also require to be replaced due to the reconfiguration of the ground and lower ground floors

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:

brickwork and rendered brickwork painted white

Description of *proposed* materials and finishes:

rendered brickwork painted white
structural double glazed extension including roof

Roof - description:

Description of *existing* materials and finishes:

interlocking concrete tiles

Description of *proposed* materials and finishes:

slate roof covering with lead covered dormers

Windows - description:

Description of *existing* materials and finishes:

anodised aluminium framework and some painted timber sash and casement windows on rear elevation.

Description of *proposed* materials and finishes:

double hung painted timber sash windows as replacements in all existing openings.
new windows on ground and lower ground floor at the rear to be triple glazed in metal frames.

Doors - description:

Description of *existing* materials and finishes:

painted timber panelled doors

Description of *proposed* materials and finishes:

painted timber panelled front door retained or replaced subject to condition.
glazed painted timber framed double doors on first floor rear.
ground floor rear doors to be fully glazed in metal frames with sliding operation

Boundary treatments - description:

Description of *existing* materials and finishes:

brickwork and rendered brickwork painted white

Description of *proposed* materials and finishes:

brickwork and rendered brickwork painted white - local making good only. all work to match existing

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:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

rainwater goods

Description of *existing* materials and finishes:

cast iron/metal

Description of *proposed* materials and finishes:

cast iron/metal to match existing

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:

architects drawings 370/01P-12P inclusive
design and access statement as separate attachment to this application

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	4	4
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):

see survey drawings for location of existing interceptor at the rear of the property.
some adjustments will need to be made to its location ,connections thereto and also the connection into the sewer in York rise

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:

the property is arranged as shown in the survey drawings submitted as part of this application. The current use was and is as four self-contained flats. there is no evidence to suggest that the use has been anything other than 4 self-contained flats and the lawful planning use is as 4 self-contained (Class C3) flats.

Is the site currently vacant? Yes No

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

the last tenant of one of the flats will be vacating on March 1st 2015

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?

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:

n/a

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: <input type="text" value="george georgiou"/>	<input type="text" value="26/01/2015"/>
Number: <input type="text" value="24"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="southover"/>	
Locality: <input type="text" value="london"/>	
Town: <input type="text" value="london"/>	
Postcode: <input type="text" value="N12 7JE"/>	

Title: First name: Surname:

Person role: Declaration date: 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