

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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="Adam"/>	Surname:	<input type="text" value="Kaye"/>				
Company name:	<input type="text"/>								
Street address:	<input type="text" value="17 Branch Hill"/>	Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td></tr></table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Town/City:	<input type="text" value="Hampstead"/>	Fax number:	<table><tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td></tr></table>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
<input type="text"/>	<input type="text"/>	<input type="text"/>							
County:	<input type="text" value="London"/>	Email address:	<input type="text"/>						
Country:	<input type="text" value="United Kingdom"/>								
Postcode:	<input type="text" value="NW37NA"/>								
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="James"/>	Surname:	<input type="text" value="Hart"/>				
Company name:	<input type="text" value="SHH Architects"/>								
Street address:	<input type="text" value="SHH Architects"/>	Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td><input type="text"/></td><td><input type="text" value="02086004171"/></td><td><input type="text" value="1122"/></td></tr></table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text" value="02086004171"/>	<input type="text" value="1122"/>
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Town/City:	<input type="text" value="Ravenscourt Park"/>	Fax number:	<table><tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td></tr></table>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
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County:	<input type="text" value="Hammersmith"/>	Email address:	<input type="text"/>						
Country:	<input type="text" value="London"/>								
Postcode:	<input type="text" value="United Kingdom"/>								
	<input type="text" value="W6 9NU"/>	<input type="text" value="jameshart@shh.co.uk"/>							

3. Description of the Proposal

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

This application is for the complete demolition of the existing dwelling at 17 Branch Hill, Hampstead.

- the dwelling has little architectural merit
- the dwelling makes a neutral contribution to its neighbouring context and to the Hampstead Conservation Area.
- there are no examples of good workmanship or architecturally significant elements worthy of retention.

The intention is to replace the existing building with a single family dwelling on a re-arranged slight larger footprint whilst still respecting the context and maintaining the overall back land character of the site and the Hampstead Conservation Area. It is proposed that the replacement dwelling will have a contemporary external form and scale that has a subservient presence against the larger and more traditional houses at number 1 and 2 Branch Hill. It is important to state that the height of the proposed building will not exceed the height of the existing with a relocation of massing on the site designed to maximise garden space against the sensitive neighbouring interfaces.

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="17"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Branch Hill"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 7NA"/>		

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

Easting:	<input type="text" value="526007"/>
Northing:	<input type="text" value="186206"/>

Description:

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="David"/>	Surname:	<input type="text" value="Peres Da Costa"/>
Reference:	<input type="text" value="2014/4825/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="25/07/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

- The existing building made a neutral contribution to the conservation area and there was no objection to demolition
- There was no objection to a contemporary replacement building
- The proposal should respect the existing character of the conservation area and the back land site.
- No specific mention was made to potential loss of amenity to the neighbours.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

The entrance gate is to be made slightly wider.
Reference: (779)003_P01 - Site Plan - Proposed

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:

(779)003_P01 - Site Location Plan

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 non-listed building makes a neutral contribution to the conversation area. The building is also energy inefficient and is too small for the applicant's family.

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:

- Red brick
- Dark timber paneling

Description of proposed materials and finishes:

- White stucco render
- Laminate timber

Roof - description:

Description of existing materials and finishes:

- Light grey iron sheets

Description of proposed materials and finishes:

- Dark grey zinc

Windows - description:

Description of existing materials and finishes:

- Clear glazing

Description of proposed materials and finishes:

- Clear glazing
- Obscured glazing

Doors - description:

Description of existing materials and finishes:

- Timber
- Clear glazing

Description of proposed materials and finishes:

- Timber
- Clear glazing

Boundary treatments - description:

Description of existing materials and finishes:

- Timber fences
- Wire
- Brick
- Vegetation

Description of proposed materials and finishes:

- Timber fences
- Wire
- Brick
- Vegetation

Vehicle access and hard standing - description:

Description of existing materials and finishes:

- Concrete

Description of proposed materials and finishes:

- Concrete

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:

(779) Design & 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	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

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?

<input type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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

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 Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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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:

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 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

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