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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:	Karen	Surname:	Lipworth	
Company name:						
Street address:	12A Lawford Road			Country Code	National Number	Extension Number
	Camden			Telephone number:		
	28 Hessel Road			Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	United Kingdom					
Postcode:	NW5 2LN					
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:	Sargent	
Company name:	Peter Sargent Architect Ltd					
Street address:	28 Hessel Road			Country Code	National Number	Extension Number
	West Ealing			Telephone number:		02088400157
				Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	United Kingdom					
Postcode:	W13 9ES			p.sargent@virgin.net		

3. Description of the Proposal

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

Single storey rear extension, part demolition of external walls for re-modelling of rear doors, part demolition of existing external wall for new timber window, replacement entrance door and refurbishment of gated access.

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="12"/>	Suffix:	<input type="text" value="A"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Lawford Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW5 2LN"/>		

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

Easting:	<input type="text" value="529135"/>
Northing:	<input type="text" value="184699"/>

Description:

Self contained ground floor flat.

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="Carlos"/>	Surname: <input type="text" value="Martin"/>
Reference: <input type="text" value="2014/6315/PRE"/>		
Date (DD/MM/YYYY): <input type="text" value="31/10/2014"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

The proposal was not considered to be contentious and some minor observations were raised. Minor development to the proposal was incorporated on the basis of this original advice and Mr Martin subsequently advised by e-mail on 26 November 2014 that the proposal was in line with planning guidance.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes <input checked="" type="radio"/> No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input checked="" type="radio"/> Yes <input type="radio"/> No

If Yes, please provide details:

There will be no change to the existing waste storage and recycling waste provision.

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)?

To create one new window opening to the side elevation to bring daylight into a new dining room (note this opening recreates an original wall opening that has since been bricked up), and to widen the existing garden door access on the rear facade to provide improved daylight into the living area.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

White render to front facade with yellow London Stock brick and white masonry paint to the side and rear facades.

Description of *proposed* materials and finishes:

Render is proposed to replace the masonry paint to the rear facade to match the adjoining property. The extension is to have a matching white render finish. The new window opening to the side elevation is to have yellow London Stock brick repair to the surrounds to match existing.

Roof - description:

Description of *existing* materials and finishes:

The main house has a pitched roof with natural grey/blue slate.

Description of *proposed* materials and finishes:

The proposed new extension is to have a flat green sedum roof with glazed roof light.

Windows - description:

Description of *existing* materials and finishes:

Single glazed white painted timber.

Description of *proposed* materials and finishes:

Double glazed white painted timber.

Doors - description:

Description of *existing* materials and finishes:

Side pedestrian access door painted timber. Main entrance door on side elevation stained timber panel door. Rear elevation door painted timber and part single glazed.

Description of *proposed* materials and finishes:

Side pedestrian access door to be refurbished and redecorated. Main entrance door on side elevation replaced with new timber panel painted door. Rear elevation doors to be double glazed painted timber.

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick with timber trellis.

Description of *proposed* materials and finishes:

No change.

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:

External security light on side elevation.

Description of *proposed* materials and finishes:

No change.

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:

Design and Access Statement dated 09 February 2015. Drawings PL(10) 001, PL(10)005, PL(10)006, PL(10)010, PL(10)011, PL(10)012, and PL(10)015.

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

As existing.

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 ground floor apartment

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		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?

281.5

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:

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.

26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name	Camden Council	13/02/2015
Number:	Suffix: House name:	
Street:	Judd Street	
Locality:	Camden	
Town:	London	
Postcode:	WC1H 9JE	
Name	Kevin Thorogood Will Trust	13/02/2015
Number:	82 Suffix: House name:	
Street:	South Hill Park	
Locality:		
Town:	London	
Postcode:	NW3 2SN	
Name	Kevin Thorogood Will Trust	13/02/2015
Number:	7 Suffix: House name:	
Street:	Castle Street	
Locality:	Stroud	
Town:	Gloucestershire	
Postcode:	GL5 2HP	
Name	Harriet Atkinson	13/02/2015
Number:	12 Suffix: C House name:	
Street:	Lawford Road	
Locality:	Camden	
Town:	London	
Postcode:	NW5 2LN	
Title: Mr First name: Peter Surname: Sargent		
Person role: Agent Declaration date: 15/02/2015 <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 15/02/2015