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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission. 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="Mrs"/>	First name:	<input type="text" value="Anne"/>	Surname:	<input type="text" value="Hazelwood"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="21 Rudolph Road"/>			Country Code	National Number	Extension Number	
	<input type="text" value="Bushey"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="Hertfordshire"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>				
Postcode:	<input type="text" value="WD23 3DX"/>	<input type="text"/>					
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No							

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Rear single storey extension to ground floor flat to accommodate 2nd bedroom.
194 Fordwych Road is a detached house that sits on the corner of Fordwych and Ebbsfleet Road. The property consists of two flats; one on the ground floor and the other on the first floor. My husband and I own the 1 bedroom ground floor flat which has sole use of the rear garden, the area of which is approx. 150m² or 1620ft².
We are proposing to build a single storey rear extension to accommodate a 2nd bedroom. I have attached existing and proposed plans for your consideration. The total area of the extension on the proposed plans is 6m x 3.24m = 19.44m² which accounts for 12.96% of the garden area.
With regard to materials, we are proposing to build in brick to match the house. The property is already painted and we will repaint the whole house again to ensure the extension looks a natural part of the existing structure. We have also proposed that the roof will be pitched and in slate to match the existing 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)

Description:

House:	<input type="text" value="194"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Fordwych Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW2 3NX"/>		

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

Easting:	<input type="text" value="524126"/>
Northing:	<input type="text" value="185524"/>

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:

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Director of Culture & Environment
Rachel Stopard
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND
Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866
planning@camden.gov.uk
www.camden.gov.uk/planning
Ms Anne Hazelwood
Ground Floor Garden Flat 194 Fordwych Road
London
NW2 3NX
Application Ref: 2015/0803/PRE
Please ask for: Tendai Mutasa
Telephone: 020 7974 2353
9 March 2015
Dear Sir/Madam
DECISION
Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988
Pre-application Householder Pre-application Advice Issued
Address:
Ground Floor Garden Flat
194 Fordwych Road
London
NW2 3NX
Proposal:
Proposal to build a single storey rear extension to accommodate a 2nd bedroom.
1
Proposals at Ground Floor Flat, 194 Fordwych Road, London, NW2 3TN
Thank you for your pre-application submission regarding an extension at the above site. I am the Case Officer dealing with your application.
This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should neither be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.
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Site Description
The application site is located on the southern side of Fordwych Road at the junction with Ebbsfleet Road and comprises a two storey detached building. The building is currently divided into flats.
The property is not located within a designated conservation area nor is it listed.
Planning History
None relevant except house was converted into flats in 1966
Proposal
The proposed development outlined in the submitted documents comprises a single-storey extension, which would be located at the rear/side elevation of the building. The depth total area of the extension on the proposed plans is 4m x 3.24m = 12.96m² which accounts for 8.6% of the garden area. The proposed extension would have a pitched roof and will be set in on both sides.
Policy Background
Any formal planning application that may be submitted for alterations or extensions to the building would be assessed against policies CS5, CS14, DP24 & DP26 of Camden's Local Development Framework, Camden's Planning Guidance 1 (Design) 2013 and Camden's Planning Guidance 6 (Amenity) 2011.
The main issues to be considered are the impact of the proposal on the character and appearance of the property and the wider area and any potential impact upon the amenity of neighbouring residents.
Planning Assessment
The Council's general principles for rear extensions to existing buildings establish that new extensions should be subordinate to the original building in terms of form, scale, proportions and situation. The applicant has submitted a proposal for a rear extension at 4m deep but would however appreciate exploring scope for a larger extension at 6m deep. Although this is contrary to policy at this depth to a detached house, this can still be considered a subordinate extension given the scale of the original house and the generous size of the garden. The rear garden amount that is to be lost is well below 50%. This is in compliance with the council's design planning guidance on rear extensions in chapter 4 which says that extensions should allow for the retention of a reasonable sized garden; and retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area. It should also be noted that the proposed extension will not form an alien feature within the surrounding as the area is characterised by larger extensions. The proposed materials would match the existing and the overall design is considered to have appropriate regard to the existing building. The proposed extension does not include any fenestration to the elevation facing Ebbsfleet Road, in my opinion this could be improved in order to give light to the room and better outlook as this proposal will affect the streetscene. In this regard any final submissions for planning permission should address this. Impact on neighbouring properties
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The extension would be approximately 4.5 m deeper than the neighbouring property at No 192 which benefits from a rear outrigger. However, the proposed extension will be set away from the boundary and therefore no significant amenity impact is expected on this side. The other neighbour to the rear of 194 is located a significant distance and also its windows facing No 194 appear to be secondary windows hence no significant overlooking is expected. Because the proposed extension is only at ground floor

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
- If Yes, please provide details:
- There is an existing waste storage area to the side of the property.

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. 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:

Painted brick

Description of *proposed* materials and finishes:

Painted brick

Roof - description:

Description of *existing* materials and finishes:

slate tiles

Description of *proposed* materials and finishes:

slate tiles

Windows - description:

Description of *existing* materials and finishes:

Painted wood sash windows

Description of *proposed* materials and finishes:

Painted wood sash windows

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick/Timber Fencing

Description of *proposed* materials and finishes:

Brick/Timber Fencing

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:

Not applicable

Description of *proposed* materials and finishes:

not applicable

9. (Materials continued)

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

10. 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	1	1	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			

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Garden

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. 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

20. 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	

21. Site Area

What is the site area?

00.03

hectares

22. 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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

24. 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

25. 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: MR JOHN BURKE Number: 194 Suffix: B House name: Street: FORDWYCH ROAD Locality: Town: LONDON Postcode: NW2 3NX	30/03/2015
Name: MRS KATHLEEN BURKE Number: 194 Suffix: B House name: Street: FORDWYCH ROAD Locality: Town: LONDON Postcode: NW2 3NX	30/03/2015
Name: MR DANIEL HAZELWOOD Number: 194 Suffix: A House name: Street: FORDWYCH ROAD Locality: Town: LONDON Postcode: NW2 3NX	30/03/2015
Title: Mrs First name: Anne Surname: Hazelwood Person role: Applicant Declaration date: 30/03/2015 <input checked="" type="checkbox"/> Declaration made	

26. 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 30/03/2015