

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:	Mr	First name:	David	Surname:	Yeo
Company name:					
Street address:	24 Beaumont Mews			Country Code:	
				National Number:	
				Extension Number:	
Town/City:	London			Telephone number:	
County:	London			Mobile number:	
Country:	United Kingdom			Fax number:	
Postcode:	W1G 6EW			Email address:	
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:	Gordon	Surname:	Young
Company name:	Say Architects Ltd				
Street address:	45 Mitchell Street			Country Code:	
				National Number:	02031376068
				Extension Number:	
Town/City:	London			Telephone number:	
County:	London			Mobile number:	07990545928
Country:	United Kingdom			Fax number:	
Postcode:	EC1V 3QD			Email address:	gordon@say-architects.co.uk

3. Description of the Proposal

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

The proposed development comprises the renovation, extension and alteration of no.54 Regents Park Road, which includes:

- Lowering of the lower ground floor level by 500mm, which involves the excavation of up to 1M below the existing lower ground slab.
- The rear garden patio area will be lowered to match the lower ground floor level, allowing level access.
- The front light well will be lowered to match the proposed internal level. The existing concrete steps will be removed.
- To replace the existing timber sash windows to the front bay at lower ground floor level with timber framed French style doors to the central window. The 2nos side windows will be replaced with matching taller timber sash windows.
- To replace the existing door to the lower ground floor in the front light well with a timber sash window to match the adjacent windows in the bay.
- The rear exterior staircase will be extended by 3nos steps, this will not require extending the stairs further into the garden from the approved planning, as the proposal is to reduce the treads dimensions. The last step of the new stair case will be set back by 300mm from the approved planning.
- The sliding folding glazed doors of the approved rear extension will be 500mm taller and to be 2950mm high.
- To extend the existing stairwell rotunda on the rear elevation to 2nd floor, the proposal includes new timber framed windows matching the existing windows below. The parapet line of the rotunda will match the adjacent parapet line of the 3rd floor roof terrace.

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="54"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Regent's Park Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW1 7SX"/>		

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

Easting:	<input type="text" value="528096"/>
Northing:	<input type="text" value="183801"/>

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:

Below email advice received:

Site

The site comprises a semi-detached, Italianate villa with five storeys including rooms in the roof and a lower ground floor. The building is currently divided into two flats. The site lies within the Primrose Hill conservation area and it is noted in the Conservation Area statement that it makes a positive contribution to the character and appearance of the conservation area.

Planning History

Planning permission was granted in 1980 for change of use including works of conversion and the erection of a part four storey side extension and a part first and part second floor side extension to provide two self-contained maisonettes and a terrace at third floor level (ref 30968). Permission was granted in 1983 for a change of use including works of conversion and the erection of a part single, part two-storey side extension to provide two self-contained maisonettes and a terrace at front and rear second floor levels.

Policy position

The Council's policy position in respect of conversions and extensions to existing buildings is set out in our adopted Local Development Framework ("LDF"). The following policies are relevant: Policies CS1 (Distribution and growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS14 (Promoting high quality places and conserving our heritage), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime Homes Standards), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours).

The Council's adopted planning guidance provides further advice on the application of the Council's policies. Supplementary guidance documents CPG1 (Design), CPG2 (Housing), CPG4 (Basements and Lightwells) and CPG6 (Amenity) are relevant to the proposals. The Primrose Hill Conservation Area Statement is also particularly relevant for this pre-application enquiry.

Comments on the proposals

This email represents the Council's initial view of your proposals based on the information available to us at this stage. It should not 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.

Change of use from 2 units to a single family dwellinghouse

The proposals involve the conversion of the two flats into one single family dwellinghouse. Policy DP2 (f) stipulates that development will be resisted where it would involve the loss of two or more homes. The proposals would not result in a net loss of residential floorspace which policy DP2 seeks to protect. The proposed use for single family dwelling house is considered to be an appropriate land use at the site.

Lowering of the lower ground floor by 500mm

There is no objection in principle to the lowering of the lower ground floor however I would suggest you to consult CPG4 (Basements and Lightwells) 2013. I would advise you to at least submit the first stage of the BIA in the form of a screening to identify any matters of concern which should be investigated. It may be necessary to submit a full BIA depending on the results of the screening. We require BIAs to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated as stated in policies CS13, DP22, DP23 and DP27. This is backed up by Camden Planning Guidance 4 (Basement and Lightwells) 2013 and Arup guidance for subterranean development 'Camden geological, hydro geological and hydrological study'. Please see the following link for more information:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/basement-developments/basement-developments.en>

In particular, please note that the importance for BIAs to be undertaken by suitably qualified professionals (see CPG4 and Arup report for details of the required qualifications). In addition all BIA information is required prior to registration of the application.

Changes to front elevation

The proposed front extension which would bring the building line at first and second floors to the same depth as the entrance porch would not be supported at application stage. The site is part of a pair of semi-detached properties and where possible the proposed changes should mirror those of the adjoining building (number 56). PH1 of the Primrose Hill Conservation Area Statement says that "All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings..". Camden Planning Guidance 1 (Design) states that side extensions should be no taller than the porch and should be set back from the main building." I would therefore advise you to revise this part of the scheme.

Alterations at roof level

As discussed on site there is a symmetry to the rear roofs of numbers 54 and 56 which both have gable ends. We would not support any additional bulk at roof level or change in roof form.

The increase in width of the side dormer window would be likely viewed positively provided the changes are minimal from the street view. PH21 of Primrose Hill Area Statement says that "Where roof terraces are provided to the front elevation, the parapet should not be raised and handrails should be located out of view." This guidance should be followed with regard to the third floor roof terrace.

Single storey rear extension

The proposed extension at lower ground floor level would project 6.1metres from the original rear building line. This is considered an excessive depth and would harm the appearance of the existing building. We have no objection to the principle of an extension however suggest that it should be reduced in depth. I would advise you to refer to paragraph 4.10 of Camden Planning Guidance 1 in terms of respecting the historic pattern of the surrounding area and being secondary to the building being extended.

Second floor rear extension

An extension at second floor level would not be supported. The building is part of a pair of semi-detached houses and there is a general pattern in terms of the heights of the rear additions at numbers 50-56. The increase in height of the rear addition would add bulk to the rear of the house and lose the symmetry of the semi-detached pair and detract from the appearance of the rear of the terrace. In paragraph 4.13 of Camden Planning Guidance 1 it states that: "extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged."

Materials

All proposed materials should match the existing with timber windows and matching brick/render where appropriate. For the balustrades I would suggest that a metal railing would be more appropriate than a glazed balustrade.

PH10 of the CA Statement says "In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features."

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:
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
- If Yes, please provide details:

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)?
-

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:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

10. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

front garden - brick and hedge
rear garden - brick

Description of *proposed* materials and finishes:

front garden - brick and hedge
rear garden - brick
ground floor roof terrace - opaque glass at boundary to No. 56

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

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:

Location Plan	P(01)01	1:500			
Existing Site Plan	P(01)02	1:200			
Proposed Site Plan	P(01)03	1:200			
Existing Lower Ground Floor – GA Plan	P(02)01		1:100		
Existing Upper Ground Floor – GA Plan	P(02)02		1:100		
Existing 1st Floor – GA Plan	P(02)03	1:100			
Existing Roof Plan	P(02)04	1:100			
Existing Front Elevation	P(02)05		1:100		
Existing Rear Elevation	P(02)06		1:100		
Existing Section AA	P(02)07	1:100	Existing Section BB	P(02)08	1:100
Proposed Lower Ground Floor – GA Plan	P(02)21		1:100		
Proposed Upper Ground Floor – GA Plan	P(02)22		1:100		
Proposed 1st Floor – GA Plan	P(02)23	1:100			
Proposed Roof Plan	P(02)24	1:100			
Proposed Front Elevation	P(02)05	1:100			
Proposed Rear Elevation	P(02)26	1:100			
Proposed Section AA	P(02)27	1:100			
Proposed Section BB	P(02)28	1:100			
Photos of Property – Front & Rear	P(03)01		n/a		
Photos of Property – Lightwell	P(03)02	n/a			
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 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):

Connecting to existing drainage, refer to elevation drawings P(02)06 indicating the existing SVP

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

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?

573	sq.metres
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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:

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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