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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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ahmad"/>	Surname:	<input type="text" value="zolfaghari"/>
Company name:	<input type="text" value="Mill Hill Properties"/>				
Street address:	<input type="text" value="7/8"/>			Country Code:	<input type="text"/>
	<input type="text" value="Regency Parade"/>			Telephone number:	<input type="text"/>
	<input type="text" value="121 Gloucester Place"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>
County:	<input type="text"/>			Email address:	
Country:	<input type="text" value="United Kingdom"/>			<input type="text"/>	
Postcode:	<input type="text" value="NW3 5EG"/>			<input type="text"/>	
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="masoud"/>	Surname:	<input type="text" value="parvardin"/>
Company name:	<input type="text" value="Archetype Associates"/>				
Street address:	<input type="text" value="121 Gloucester Place"/>			Country Code:	<input type="text"/>
	<input type="text"/>			Telephone number:	<input type="text" value="02074863666"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>
County:	<input type="text"/>			Email address:	
Country:	<input type="text" value="United Kingdom"/>			<input type="text" value="masoud@archetype.org.uk"/>	
Postcode:	<input type="text" value="W1U 6JY"/>			<input type="text"/>	

### 3. Description of the Proposal

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

the proposed development seeks the demolition of the existing dwelling and the erection of a new three-storey with basement dwelling comprising 5-bedrooms, car lift and associated landscaping

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:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

The site is located on the north-eastern side of Redington Road just to the north of the junctions with Redington Gardens and Heath Drive and is identified on the following map extract with the site approximately outlined in red.

#### 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:

A previous application for the proposal site was withdrawn with ongoing communication between the applicant and planning officer since to address previous points of concern. All points raised have been addressed within the application proposals. An outline of communication is laid out below;

- Demolition of the existing house is in principle acceptable. However, it is expected that a replacement building should sufficiently preserve and enhance the conservation area in line with LDF and NPPF policies (Email dated 28/01/15)
- The application (2014/6143/P) proposal shows an above-ground built envelope which is roughly the same height and bulk as the adjacent new house at No 38. In straight elevation a third storey element is evident which spans the full width of the house forming a continuous roofline with No 38, meaning that from many angles and in longer views the house will read in three dimensions as a monolithic built form, which is out-of-keeping with the established scale of development in the conservation area.
- Concerns are also raised that the front elevation as it presents itself to the street does not appreciably enhance the character and appearance of the conservation area due to its unsympathetic articulation, scale and detailed design giving a commercial rather than domestic feel. Whilst elements of the facade (particularly the two-storey oriel bay window) ape the detailing of surrounding domestic architecture from the Quennell period, they are over-sized and over-scaled and as such are crude copies.
- The design has a second storey of the same height as the adjacent roofline of No 38, the footprint of which is recessed back from the main elevations to attempt to make its bulk and form subservient. However, the solid to void pattern of the elevations, particularly at the rear, fails to have a lightweight appearance (a brick-bond pattern is indicated on the rear elevation) which is reinforced by the over-sailing eaves which reads as incongruous next to the second storey of No 38 which has a more rectilinear appearance.
- The impact of the proposed two-storey basement on the character and appearance of the conservation area only relates to the proposed lightwells and glass balustrading at the front and rear and the proposed car lift platform at the front of the building. Since the proposed front boundary comprises a high wall and gates, these features at the front of the building will not be visible as will be the case at the rear. It is noted that the proposed swimming pool wing of the basement will take up a sizeable amount of the rear garden (although not visible), so it is important that the green character of the rear garden can be preserved despite this subterranean excavation (if considered to be acceptable).

#### 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:

Residential Bin Store

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

If Yes, please provide details:

Bin store to accommodate two bins

## 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 proposed new building is to replace the existing

## 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:

F/F yellow brick

Description of *proposed* materials and finishes:

Ground level - Cor-ten sheet cladding  
First floor - Fairface red/ orange brick with timber louver.

### Roof - description:

Description of *existing* materials and finishes:

concrete tiles in dark brown colour

Description of *proposed* materials and finishes:

Hanging tiles

### Windows - description:

Description of *existing* materials and finishes:

white painted timber casement window

Description of *proposed* materials and finishes:

Aluminium frame with finish to match adjoining property

### Doors - description:

Description of *existing* materials and finishes:

timber glass panel doors

Description of *proposed* materials and finishes:

solid timber doors

### Boundary treatments - description:

Description of *existing* materials and finishes:

hedge and timber fence

Description of *proposed* materials and finishes:

hedge and timber fencing

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

grass and concrete path

Description of *proposed* materials and finishes:

grass and permeable paving bricks laid to match paving on public pavement

### Lighting - add description

Description of *existing* materials and finishes:

bulk head light and flood light

Description of *proposed* materials and finishes:

low level LED lighting

### Others - description:

Type of other material:

panels to roof and front features

Description of *existing* materials and finishes:

plastic gutters and eaves

Description of *proposed* materials and finishes:

Timber louvers above main entrance and to 2nd floor balcony  
Aluminium frame bloustrade with paint finish to match windows  
Glass balustrade to 1st & 2nd floor balconies

## 10. (Materials continued)

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:

Existing and proposed plans, sections and elevations.  
Planning statement  
design statement  
GI and Basement Impact assessment  
sustainability report  
tree report  
photo graphical survey

## 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	2	2	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):

combined drain with the surface water via Attenuation tank to prevent flooding. see drawing basement and ground floor proposed plans 1048(02)-01

## 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:

C3 vacant 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?  hectares

## 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:

not applicable

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