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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:	Ms	First name:	Daniela	Surname:	Barone-Soares		
Company name:							
Street address:	Flat 29			Country Code	National Number	Extension Number	
	119 Haverstock Hill			Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	NW3 4RS						
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:	Richard	Surname:	Cohen		
Company name:	RICHARD COHEN						
Street address:	47 Holmeffeld Court			Country Code	National Number	Extension Number	
	Belsize Grove			Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:	London			Email address:			
Country:	United Kingdom						
Postcode:	NW3 4TT			rc.a@outlook.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed works comprise, in part, the refurbishment and upgrade of the existing roof terrace, from above the waterproofing layer up to parapet wall height 1100 AFFL (above finished floor level). This includes new paving to the terrace floor, new slate and cedar facings to the inner parapet walls, and new low level green landscaping with trees and a water feature as indicated on the drawings.

In addition, the following new items are proposed, with the intention of providing greater privacy, increased protection from the wind, and a "greener" landscape:

- ("A") a new 2m high AFFL, cedar and ivy faced privacy screen to the NW. The cedar faces inboard towards the terrace, and part ivy(2/3rds), part cedar(1/3rd) faces the neighbouring block of flats at no. 121 Haverstock Hill
- new 3 no. 1.95m high (when extended), vertical sliding and retractable clear glass panels to the SE corner of the terrace, which together act as a windbreak. The panels slide on rails concealed entirely below parapet level. When the panels are down, nothing is visible above the parapet. The glass panels themselves are framed in powder-coated, natural finish, slim aluminium sections, and their geometry is not dissimilar to that of the existing strip windows on the floors below.
- a new 2m high AFFL cedar privacy screen to the SW terrace corner. The new screen conceals the neighbour's existing screen of similar height.
- a new 2.3m high proprietary "green wall" placed against the narrow end wall (of similar ht) of the access stairwell. The "green wall" is planted to enhance bio-diversity.
- a new 800mm deep, 2100mm high extension to an existing part brick alcove, well inboard of the perimeter.
- a new NW facing window, 1900mm long x 900mm high, a fixed glazed aluminium/timber frame (cill level 800m AFFL), to the Recreation Room, well inboard of the perimeter.

The proposed work will significantly improve the owners' amenity of the terrace. It will provide them with greater privacy from the block of flats to the NW, no. 121 Haverstock Hill, and will provide much improved shelter from the wind. The "green" landscaping and the likely consequent improvement in bio-diversity would further enhance this amenity, as would the introduction of new quality materials including cedar and slate. A protected terrace should invite more organic life.

3. Description of the Proposal (continued)

The neighbours on the upper floors of no. 121 Haverstock Hill would look down upon a much improved “greener” roofscape, compared with the almost character-less space it is at present. Haverstock Hill would benefit from a visible increase in boundary planting.
We note that all the flats at 119 Haverstock Hill that have terraces have privacy screens which rise above parapet level.
We further wish to note (see the included document: Terrace Screen Survey - Belsize Park Conservation Area) that most of the visible timber terrace screens surveyed do not have ivy cover, and most, if not all, of the visible glass screens surveyed, are permanently visible ie: they are not retractable.

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:

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:

"I would encourage the submission of a planning application for the proposed works. Additional planting should be included, in order to reduce the visual impact of the development on the Conservation Area of Haverstock Hill"

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

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:

Recreational Room - painted render internal and external
Parapet wall face facing terrace - painted brickwork

Description of proposed materials and finishes:

Recreational Room window surround - matching painted render
Parapet walls internal face - stone and cedar lining
Cedar facing below parapet level to new retractable vertical sliding glass panel units
2m high cedar screens, part ivy faced (2/3rds) to neighbours
Timber lining and extension to existing inboard alcove

Windows - description:

Description of existing materials and finishes:

None

Description of proposed materials and finishes:

Natural Aluminium powder coated frame with fixed double-glazed glass panel

Boundary treatments - description:

Description of existing materials and finishes:

Face brickwork parapet walls facing outwards, painted bwk facing terrace

Description of proposed materials and finishes:

Cedar screens with cables and realistic synthetic climbing plants extend above part of the parapet wall. Cedar finish faces terrace. Panels of plants (64% of screen area) and cedar (36%) face neighbouring block at no. 121 Haverstock Hill
Retractable vertical sliding clear glass screens extend beyond the parapet wall when in use (otherwise they are housed below parapet level) - inner facing, low level cedar panels. Natural finish aluminium frames to sliding panels.
Other inner parapet walls lined with stone or cedar panels

Lighting - add description

Description of existing materials and finishes:

tbc

Description of proposed materials and finishes:

tbc

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:

Please refer to the Drwg and Document Schedule to be attached

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:

An existing terrace and recreational room in an apartment in a block of apartments

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?

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:

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 2015 Certificate under Article 14

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	<input type="text" value="Sheila Helen Bland"/>				<div><input type="text" value="01/05/2015"/></div>	
Number:	<input type="text" value="119"/>	Suffix:	<input type="text"/>	House name:		
Street:	<input type="text" value="HAVERSTOCK HILL"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="LONDON"/>					
Postcode:	<input type="text" value="NW3 4RS"/>					
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="DANIELA"/>		Surname:	<input type="text" value="BARONE SOARES"/>
Person role:	<input type="text" value="Applicant"/>		Declaration date:	<input type="text" value="05/05/2015"/>	<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