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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="Martin"/>	Surname:	<input type="text" value="Malley"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="14 Hollycroft Avenue"/>			Country Code:	<input type="text"/>
	<input type="text" value="Hampstead"/>			National Number:	<input type="text"/>
	<input type="text"/>			Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="LONDON"/>			Telephone number:	<input type="text"/>
County:	<input type="text"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="NW3 7QL"/>			Email address:	<input type="text"/>

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

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

The proposal is for a first floor extension to 14 Hollycroft Avenue, including re-arranged internal spaces to lower ground and ground floor levels and alterations to the rear elevation. The proposal also includes alterations to the front garden to incorporate a parking space for a single vehicle. The construction of a three-storey extension will replace an existing extension at the rear of the house, the shortcomings of which does not cater for the owners' needs. The proposal will provide a double-height volume over an enlarged kitchen and dining space. An additional bedroom at the rear of the house will be provided on the first floor. The proposal extends the footprint of the southern half of the rear elevation by 1m and aligns the south-eastern facade with the body of the house.

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="14"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Hollycroft Avenue"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 7QL"/>		

Description:

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

Easting:	<input type="text" value="525359"/>
Northing:	<input type="text" value="186129"/>

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:

Mr Luxton advised that "A revised scheme which is less tall, projects more modestly, uses glazing in a manner found on the house currently, and less render would in principle be more acceptable and not raise issues with respect to neighbour amenity meriting refusal."

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Proposed alterations to the front garden are to incorporate a parking space for a single vehicle and established a more structured planting area. The proposal will create an area of hard landscaping with purpose as a parking area. We have already received necessary permission from highways for a lowered kerb.

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:

The proposal includes creation of a waste store at the front of the building that provides readier access for residents and refuse collectors whilst contributing to the conservation area.

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

If Yes, please provide details:

The proposal includes creation of a recyclable waste store at the front of the building that provides readier access for residents and refuse collectors whilst contributing to the conservation area.

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 new extension will replace an existing extension at the rear of the house, the shortcomings of which do not cater for the owners needs. The internal organisation of the dwelling does not give ready access to the garden from within. The rooms in the current extension are unusable during winter months due to poor construction and insulation making them too cold.

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:

Mix of brick and white render

Description of *proposed* materials and finishes:

The extension finish will be brickwork to match the existing house. Lower sections of render beneath window level will be echoed in the extension on the south-east elevation.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Roof-types of the existing rear extension and the original house are pitched and glazed or tiled.

Description of *proposed* materials and finishes:

We have also introduced a shallow pitched lead roof to the first floor extension to be more in keeping with the domestic character of the conservation area.

Windows - description:

Description of *existing* materials and finishes:

Predominantly painted timber

Description of *proposed* materials and finishes:

On the extension, large clear glazed walls facing the garden at Ground and Lower Ground levels. On the extension, facing the garden at first floor level, sliding glazed doors. Other windows (those facing onto neighbouring properties or visible from the street) will be timber framed.

Boundary treatments - description:

Description of *existing* materials and finishes:

At the front of the house, small brick wall that does not create a distinct boundary and does not reflect the nature of the conservation area nor contribute to the streetscape.

Description of *proposed* materials and finishes:

At the front of the house, the majority of the existing boundary wall is to be rebuilt and raised to 800mm in height to regulate the front elevation with neighbouring properties. Brickwork and brick detailing will match existing boundary walls in the street. Fencing on the side boundary is in disrepair and will be repaired / replaced.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

In the current configuration, the hard landscaping occupied 65% of the area of the garden without a purpose. Patio tiles define the central areas of the front garden. Soft landscaping, predominately shrubbery, runs around the perimeter of the garden.

Description of *proposed* materials and finishes:

We propose to reconfigure the front garden with a more structured layout. The proposal will create an area of hard landscaping with purpose for a parking area and will create an area of soft landscaping. The soft landscaping will include a lawn, a characteristic feature of the conservation area that this property is lacking. More soft landscaping has been included where feasible, such as the planted roof to the bin store.

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 see attached plans and D&AS document

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	1	1
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):

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 property

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?

116	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:

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