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

## Householder Application for Planning Permission for works or extension to a dwelling 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:	Philip	Surname:	Bergkvist	
Company name:						
Street address:	4 Willoughby Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:	07811435735	
Town/City	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	NW3 1SA					
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:	Jeffery	Surname:	Jackson	
Company name:	Interior Design & Architecture					
Street address:	25 Boyce House			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:	07957233320	
Town/City	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	SW16 1UA			jjackson.ida@gmail.com		

### 3. Description of Proposed Works

Please describe the proposed works:

To erect a dormer and Velux windows to the front elevation. To erect a dormer to the rear elevation. To be associated with the existing use of the upper floors as a self-contained residential flat.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:120

Suffix:

House name:

Street address:Mansfield Road

Town/City:London

County:Camden

Postcode:NW3 2JB

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

Easting:528150

Northing:185587

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:Ms

First name:Tania

Surname:Skelli-Yaoz

Reference:2014/7656/PRE

Date (DD/MM/YYYY):27/01/2015

(Must be pre-application submission)

Details of the pre-application advice received:

Design

I advise that a new dormer window to the front roof area is considered acceptable in principle, given the precedent set by the number of other front dormer windows that are in the area; however I have concerns regarding the your current proposals which would impact on the character and appearance of the conservation area and the host building and are considered unacceptable. I would recommend that you omit the Velux window and centralise the dormer window proportionally to the roof area and the 2 windows below. The proposed dormer window is similar in size to the photo of the largest dormer that you sent in. Please note that this dormer would be unlikely to be considered acceptable if it was applied for now. Your proposed dormer should match the other (smaller) examples in the photos that you sent in and should therefore be reduced in size.

With regards to its size and location within the roof space please follow the guidelines as per Camden's Planning Guidance (CPG) no. 1: Design [http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/ ] section 5.11, in particular part b), d), f) and 5.12-5.13. The rear dormer should be reduced in width and also follow the guidelines as advised below. For example, a 500mm gap between dormer and ridge.

The proposed roof terrace is assessed on visual amenity as well as residential amenity; therefore if the use of the terrace for amenity purposes will result in overlooking into other habitable windows or to adjoining garden areas that are in most proximity to the main houses it is unlikely to be supported as a whole.

In terms of design, I would recommend that the terrace is bounded with simple black painted metal balustrading.

In terms of protection of residential amenity; I am concerned over the loss of privacy to habitable rooms at no. 122 Mansfield Road and potentially to some garden area as mentioned above. A possible solution could be the set back of the terrace from its perimeter so it is created only on the area closest to the rear elevation and set back some distance from no. 122.

A privacy screen, at 1.7m from the new flooring could also address some of this but it would also have to be assessed on appearance and whether it results in a cluttered appearance.

The importance of high-quality material and design in conservation areas is high and as such the above is of particular importance and any new or altered openings, such as a new access door to the terrace are recommended in timber.

For detailed guidance on terraces please refer to CPG1, as above, sections 5.23-5.24.

Also, whilst your drawings illustrate an existing metal balustrade to the neighbouring site I do not have records to show this was granted planning permission.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

## 9. 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

## 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:

Brickwork

Description of *proposed* materials and finishes:

N/A

### Roof - description:

Description of *existing* materials and finishes:

Natural slate.

Description of *proposed* materials and finishes:

Natural slate cladding to dormer sides and mineral felt flat roof.

### Windows - description:

Description of *existing* materials and finishes:

Timber frame with paint finish.

Description of *proposed* materials and finishes:

Timber frame with paint finish.

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:

DWG: Mans01 rev C/Mans02 rev C/Mans03 rev C/Mans04 rev C/Mans05 rev C/Mans06 rev C/Mans photo sheet01/OS plan/Mans.design statement01.

## 11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Removal of roof structure only to facilitate new windows.

## 12. 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

## 13. 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

## 14. 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