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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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="02072217557"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

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Email address:

3. Description of Proposed Works

Please describe the proposed works:

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)

Description:

House: 18 Suffix:

House name:

Street address: Lyndhurst Road

Town/City: London

County: Camden

Postcode: NW3 5NL

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

Easting: 526844

Northing: 185335

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: Eimear Surname: Heavey

Reference: 18 Lyndhurst Road

Date (DD/MM/YYYY): 13/04/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Initial views/issues which may arise

- The application site is located in the Fitzjohns/Netherhall Conservation Area (CA) and the property itself is described in the CA Statement as being a positive contributor;
- No objection to the outbuilding at this location but a condition would prevent it being used as a separate residential unit – ie it must remain ancillary;
- The materials/design of new outbuilding wall should match the boundary treatment of the existing wall which faces Lyndhurst Terrace;
- Rear extension – I think this is ok in terms of size but I feel it would improve the overall composition of rear elevation if positioned centrally;
- Move the side terrace and stairs to corner near to street to overcome amenity issues with the neighbouring property;
- Trees and level changes in garden could be an issue/complication and it appears that a significant number of large trees are being felled to make way for the development – we will need to get the view of a tree officer in this regard;
- You will need to consult your neighbour about excavation/party wall issues as soon as possible;

Validation Requirements

- You will need to submit a Basement Impact Assessment if you wish to go ahead with this scheme – see our CPG4 on Basements and Lightwells. Camden generally have these assessments independently reviewed at the applicants expense so this is something you need to convey to your client. I note that this site affects a Party Wall and is in a hydrological constraints area so these aspects would need to be fully addressed in the report;
- Also a Tree Report would be required, especially as trees are in a CA and are being felled;
- Cert B will need to be signed as the basement would affect the Party Wall;
- Would the loss of the garages displace parking onto the street? Do the occupants of the flats have parking permits at the moment?
- Full planning application required.

That is about all I can say about the scheme for now but I think it would be a good idea to meet with a tree officer in order to deal with the loss of trees – let me know if you think this would help.

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

new gate from pavement to garden for access to electrical substation

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

See tree survey RPA Existing Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

See tree survey RPA Existing Plan
see Tree Arboricultural and Planning Impact Assessment Report

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

If Yes, please describe:

Demolition of garages. Note see design and access statement as garages not used for parking and applicant does not own a car.

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:

yellow stock bricks

Description of *proposed* materials and finishes:

yellow stock bricks to match existing

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

lead for ground floor extension roof, membrane for annex roof

Windows - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

Doors - description:

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

Boundary treatments - description:

Description of *existing* materials and finishes:

brickwork

Description of *proposed* materials and finishes:

brickwork

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

concrete

Description of *proposed* materials and finishes:

none

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

wall lights and garden lights

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:

design and access, drawings P.001, P.002, P.003, P.004, P.005, P.006, P.007-B, P.008-C, P.009-D, P.010-D, P.011-C, P.012-D, P.013, P.014

11. Explanation for Proposed Demolition Work

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

the garages will be demolished to allow for the construction of the garden annex

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 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: 18 Lyndhurst Road Limited	20/05/2015
Number: 18 Suffix: House name:	
Street: Lyndhurst Road Limited	
Locality:	
Town: London	
Postcode: nw3 5nl	

Title: Miss First name: Barbara Surname: Arcieri

Person role: Agent Declaration date: 20/05/2015 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 20/05/2015