

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

Development Management  
 Regeneration and Planning  
 London Borough of Camden  
 Judd Street  
 London WC1H 8ND

## 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: 

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

Fax number: 

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

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="02077041975"/>	<input type="text"/>

Mobile number: 

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

Fax number: 

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

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)

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:

We met Charles Rose (Conservation Officer - LBC) and Rob Tulloch (Planning Case Officer - LBC) for pre-application advice, 28th May 2014. They advised that according to the Local Plan the mews house is a positive contributor to the character of the Conservation Area and the Mews (ie unless specifically noted as being negative, it is all seen as positive.)

The CO is familiar with the building and noted the back facade has interesting features, such as the arched windows and the plasterwork, (pilasters and window surrounds). In his view we should, therefore, be mindful that the building was designed to be seen from the main house to Camden Rd, (236 Camden Rd - refer planning ref: PP-02893497), and could be considered a set piece when taken together.

He indicated the eaves line to the original roof should be respected as there is a vernacular in the Mews of windows running up to the eaves. He also advised that should we wish to extend into the garden the original features of the rear facade should be replicated. Amendments to the pitch and height of the main roof were noted as acceptable, with the advice that any roof to the side extension should have separate definition.

We sent revised scheme drawings that responded to their comments, 3rd July 2014, but have received no further comment.

#### 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):

Three garages on site will now form part of the habitable space. refer to GA drawings 85\_CM\_P03 (existing) and P10 (proposed)

#### 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

If Yes, please describe:

As noted in - pedestrian and vehicle access, Roads and rights of way- the three garages on the site will now form part of the habitable space. There will be a net loss of three garage spaces. Any car associated with the property will have to arrange a residents parking permit.

## 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:

Painted Brick  
Cement render(creating a quoin pattern to the front facade and pillasters, window arches and a plain cornice to the garden facade)

Description of *proposed* materials and finishes:

As above + TIMBER cladding to new sside extension

### Roof - description:

Description of *existing* materials and finishes:

Slate  
Painter metal gutters and down pipes  
With painted timber soffit to eaves

Description of *proposed* materials and finishes:

As above

### Windows - description:

Description of *existing* materials and finishes:

Painted timber windows

Description of *proposed* materials and finishes:

As above

### Doors - description:

Description of *existing* materials and finishes:

Painted timber rgarage doors with glazing to high level  
painted roller shutter to garage  
Painted timber front door with glazing to fanlight above  
Painted timber and glass rear door

Description of *proposed* materials and finishes:

Painter timber panels with clear glazing to high level (some opening lights)and obsqured glass to low level - in place of existing garage doors.  
Painted timber front door with glazing to fanlight above  
Painted timber and glass rear door  
Painted timber sliding folding doors to rear garden

### Boundary treatments - description:

Description of *existing* materials and finishes:

Brick garden boundary walls

Description of *proposed* materials and finishes:

As above  
Timbe rfence to rear boundary

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

In-situ concrete.

Description of *proposed* materials and finishes:

As above

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

External light to front door  
External light to sunken courtyard  
External light to garden exit from ground floor

### Others - description:

Type of other material:

External railings

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Painted metal railing to protect rooflights to basement and edges of sunken garden  
Painted metal balustrades to first floor hay door

## 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:

85\_CM\_CIL assumption of liability  
 85\_CM\_P\_01\_P01  
 85\_CM\_P\_02a\_P01  
 85\_CM\_P\_03\_P01  
 85\_CM\_P\_04\_P01  
 85\_CM\_P\_05\_P01  
 85\_CM\_P\_06\_P01  
 85\_CM\_P\_07\_P01  
 85\_CM\_P\_10\_P01  
 85\_CM\_P\_11\_P01  
 85\_CM\_P\_12\_P01  
 85\_CM\_P\_13\_P01  
 85\_CM\_P\_20\_P01  
 85\_CM\_P\_30\_P01  
 85\_CM\_P\_40\_P01  
 85\_CM\_P\_50\_P01  
 85\_CM\_RP01\_Design Access Statement\_P01  
 140730\_85\_CM\_P\_Drawing\_Register  
 1\_BIA\_Site Investigation Report  
 2\_CS\_BIA\_Structural stability Report\_revB  
 3\_85 Camden Mews construction sequence\_a  
 4\_85 Camden Mews\_Movement report Rev0\_  
 5\_85 Camden Mews - Construction Method Statement\_P3  
 6\_Camden Mews Basement Drawings\_A  
 7\_Appendix\_Basement Structural Calculations\_

## 11. Explanation for Proposed Demolition Work

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

The proposal to convert the existing mews structure to provide accommodation sufficient for a family dwelling requires the adaptation of the original building fabric and the removal and rebuilding of the secondary elements of the existing building. The scale of the existing building in both its plan and section, which are determined by its original function of utilitarian storage on the Mews, is inadequate in itself for the provision of contemporary living space standards; this includes the requirements for 'Lifetime Homes' space standards, which determine much of the access and sanitary provision.

## 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																															
<table border="1"> <tr> <td>Name</td> <td colspan="4">Charles Bear</td> </tr> <tr> <td>Number:</td> <td>83</td> <td>Suffix:</td> <td></td> <td>House name:</td> <td></td> </tr> <tr> <td>Street:</td> <td colspan="4">Camden Mews</td> </tr> <tr> <td>Locality:</td> <td colspan="4"></td> </tr> <tr> <td>Town:</td> <td colspan="4">London</td> </tr> <tr> <td>Postcode:</td> <td colspan="4">NW1 2LS</td> </tr> </table>	Name	Charles Bear				Number:	83	Suffix:		House name:		Street:	Camden Mews				Locality:					Town:	London				Postcode:	NW1 2LS				<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">25/07/2015</div>
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**13. Certificates (Certificate B - continued)**

Title:	Mr	First name:	Johnny	Surname:	Winter
Person role:	Agent	Declaration date:	31/07/2015	<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Date	31/07/2015
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