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

## 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Bhupesh"/>	Surname:	<input type="text" value="Shah"/>
Company name:	<input type="text" value="Devraj Properties Limited"/>				
Street address:	<input type="text" value="230 Regents Park Road"/>			Country Code	National Number
	<input type="text"/>			Telephone number:	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="Finchley"/>			Fax number:	<input type="text"/>
County:	<input type="text" value="London"/>			Email address:	
Country:	<input type="text" value="United Kingdom"/>			<input type="text"/>	
Postcode:	<input type="text" value="N3 3HP"/>			<input type="text"/>	
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Harjeet"/>	Surname:	<input type="text" value="Suri"/>
Company name:	<input type="text" value="Niveda Construction"/>				
Street address:	<input type="text" value="Berkeley Square House"/>			Country Code	National Number
	<input type="text" value="Berkeley Square"/>			Telephone number:	<input type="text" value="44"/>
	<input type="text"/>			Mobile number:	<input type="text" value="207 887 6274"/>
Town/City:	<input type="text" value="Mayfair, London"/>			Fax number:	<input type="text" value="44"/>
County:	<input type="text" value="London"/>			Email address:	
Country:	<input type="text" value="United Kingdom"/>			<input type="text" value="realty@niveda.com"/>	
Postcode:	<input type="text" value="W1J 6BD"/>			<input type="text"/>	

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of existing property into 3x self-contained flats (1x One-Bed and 2x Two-Bed configurations). The proposed works include a minor infill at basement level, which is contained within the existing footprint of the property. Existing property is used as residential.

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)

Description:

House:	4	Suffix:	
House name:			
Street address:	Lyme Terrace		
Town/City:	London		
County:	Camden		
Postcode:	NW1 0SN		

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

Easting:	529196
Northing:	184094

#### 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:	Mr	First name:	Carlos	Surname:	Martin
Reference:	2015/4419/PRE				
Date (DD/MM/YYYY):	10/08/2015	(Must be pre-application submission)			

Details of the pre-application advice received:

Generally the proposed advice were encouraging for the 3x flat conversion, however some minor amendments were required to ensure adopting recycle bin where applicable, including bike provisions for each flat. Due to confirmation of natural light into the basement, the configuration has been altered to ensure the proposed plans adhere to adequate light standards, while ensuring Lifetime homes and Stacking maintained. The Pre-Application advice confirmed that the site is not suitable for disable access due to stepped entrance. The existing amenity space provided was considered acceptable and that the site is better served as a conversion into flats - it consists of both low and high priority flat configurations. The site is no appropriate for parking provisions and this point will be considered via further discussions with Camden Council (S106). The site however benefits from adequate public transportation. The rear infill extension was considered minimal and subordinate to the host building - the extension will be constructed using matching bricks.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 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:

Ground Floor area has provision for 3x 240L recycle waste bins for dry waste to encourage recycling. Each flat will be supplied with 8L bio-waste bin and 70L general peddle bin.

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

If Yes, please provide details:

The site currently has no street waste collection point and all waste is collected from Royal College Street. There is limited access along Lyme Terrace

#### 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:

Existing english bond bricks - using London stock yellow facing bricks

Description of *proposed* materials and finishes:

To match existing

### Roof - description:

Description of *existing* materials and finishes:

Mansard roof - Slate tiles

Flat roof - Slate tiles (contemporary)

Description of *proposed* materials and finishes:

No additional roof to create

### Windows - description:

Description of *existing* materials and finishes:

Existing windows are a mix of aluminium and timber. Front facing windows are sash, with some windows either single glazed or double glazed

Description of *proposed* materials and finishes:

to match existing - note that the proposed works have minimal external alterations

### Doors - description:

Description of *existing* materials and finishes:

Timber doors

Description of *proposed* materials and finishes:

Internal doors to be timber. Fire doors to be FD60s or FD30s. To match existing

### Boundary treatments - description:

Description of *existing* materials and finishes:

Brick boundary to the rear

front light well has a iron rail surround

Description of *proposed* materials and finishes:

Not affected

### Lighting - add description

Description of *existing* materials and finishes:

Standard lighting used

Description of *proposed* materials and finishes:

change to energy efficient lighting

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 statement including a full set of drawings which outline the recycle area and bike store locations per flat. The drawings also include a potential reconfiguration of Flat 1 to accommodate disable access (please note the site is generally unsuitable for wheelchair access)

## 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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	5	5
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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Basement drawings shows the location of the existing manhole location, including the RWP and SWP.

## 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:

Residential property existing usage.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

Residential property

When did this use end (if known) (DD/MM/YYYY)?

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

### 17. Residential Units (continued)

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				0	
Flats/Maisonettes	1	2			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

3

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

#### Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	1

### 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?

116 sq.metres

### 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:

None - Residential Usage

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 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

## 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