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

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: | Mr | First name: | Brian | Surname: | Glasser |
| Company name: | | | | | |
| Street address: | 13 | | | Country Code: | |
| | Callcott Road | Telephone number: | | National Number: | |
| | | Mobile number: | | Extension Number: | |
| Town/City: | London | Fax number: | | | |
| County: | | Email address: | | | |
| Country: | United Kingdom | | | | |
| Postcode: | NW6 7EB | | | | |
| 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: | Mark | Surname: | Ruthven |
| Company name: | Studio Mark Ruthven | | | | |
| Street address: | 92 Prince of Wales Road | | | Country Code: | |
| | | Telephone number: | | National Number: | 0207 485 0050 |
| | | Mobile number: | | Extension Number: | |
| Town/City: | London | Fax number: | | | |
| County: | | Email address: | mark@studiomr.co.uk | | |
| Country: | United Kingdom | | | | |
| Postcode: | NW5 3NE | | | | |

3. Description of the Proposal

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

Demolition of the existing building along with a detached single storey garage, to be replaced by a new detached single-family dwelling in the same footprint, along with extensions to the rear and side at ground and first floor levels, and a new floor below ground.

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: 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:

Detached single family dwelling

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

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)

Minor repositioning of the existing pedestrian gate through the existing front garden boundary wall.

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:

A bin storage area for household waste has been incorporated into the design

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

If Yes, please provide details:

A bin storage area for recyclable household waste has been incorporated into the design

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 building is in poor condition with the fabric showing signs of movement and structural failure, with significant damp present in the east flank wall. The house is not insulated, nor is the fenestration double glazed, therefore the thermal performance is extremely poor. The interior has been refurbished at different stages over the years and no original historic features or elements of building fabric exist. The services, fixtures and fittings are all at the end of their useful life.

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:

Overpainted brick; timber cladding; painted clay wall tiles; painted render

Description of *proposed* materials and finishes:

Facing brick

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Clay tiles; 3-ply felt membrane; flat rooflights; patent glazing type rooflight

Description of *proposed* materials and finishes:

Clay tiles; green roof; flat rooflights; patent glazing type rooflight

Windows - description:

Description of *existing* materials and finishes:

Metal framed single glazed; timber framed single glazed

Description of *proposed* materials and finishes:

Timber framed double glazed

Doors - description:

Description of *existing* materials and finishes:

Timber framed double glazed; painted solid timber

Description of *proposed* materials and finishes:

Metal framed double glazed; painted solid timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick walls & piers; timber fencing

Description of *proposed* materials and finishes:

Brick walls & piers to match existing where altered; timber fencing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Hard permeable surface

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:

Location Map: NUT-X-001
 Existing Site Plan: NUT-X-002
 Existing Plans, Section and Elevations: NUT-X-101, 102, 103, 104, 200, 300, 301, 302, 303 & 304
 Existing Site Photographs: NUT-X-PH01, PH02, PH03
 Demolition Plans, Section and Elevations with Proposed Outlines: NUT-X-151, 152, 153, 154, 250, 350, 351, 352, 353 & 354
 Proposed Site/Roof Plan: NUT-P-002(B)
 Proposed Plans, Section and Elevations: NUT-P-100(B), 101(B), 102(B), 103(B), 200(A), 201(B), 202, 300(A), 301(B), 302(B), 303(A) & 304
 Proposed Rendered Elevations: NUT-P-300V, 301V, 302V, 303V
 Drawing Issue Sheet: NUTXDL01
 Design, Access & Heritage Statement: NUTXBAS01
 Cover Letter: NUTBPL01
 CIL Form
 Notice1 Form
 BIA
 SE Report & Subterranean Construction Method Statement
 Daylight & Unlit Study
 Construction Management Plan
 Tree Survey Report

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 | 2 | 2 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 4 | 4 |
| 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

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:

Domestic / Single family residential

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?

880.29 sq.metres

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 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: Mrs Glasser Number: 10 Suffix: House name: Street: Nutley Terrace Locality: Town: London Postcode: NW3 5SB | 13/11/2015 |

Title: Mr First name: Mark Surname: Ruthven
Person role: Agent Declaration date: 13/11/2015 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

23/11/2015