

Email: 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

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.

Title: Mr	First name: Brian	Surname: Gla	asser	
Company name				
Street address:	13		Country National Code Number	Extension Number
	Callcott Road	Telephone number:		
		Mobile number:		
Town/City	London			
County:		Fax number:		
Country:	United Kingdom	Email address:		
Postcode:	NW6 7EB			
Are you an agent	acting on behalf of the applicant?	Yes		
 2. Agent Nam	ne, Address and Contact Details			
Title: Mr	First Name: Mark	Surname: Rut	thven	
Company name:	Studio Mark Ruthven			
Street address:	92 Prince of Wales Road		Country National Code Number	Extension Number
		Telephone number:	0207 485 00	)50
		Mobile number:		
Town/City	London	Fax number:		
County:		rax number.		
Country:	United Kingdom	Email address:		
Postcode:	NW5 3NE	mark@studiomr.co.uk		
3. Description	n of the Proposal			
Please provide a d	description of the proposal, including details of the propos	sed demolition:		
Demolition of the	existing building along with a detached single storey gara rear and side at ground and first floor levels, and a new flo	age, to be replaced by a new detache	ed single-family dwelling in th	e same footprint, along with
extensions to the	real and side at ground and first noon levels, and a new no	oor below ground.		

4. Site Address	Details						
Full postal address o	of the site (including full postcode where available)	Description:					
House:	10 Suffix:	Detached single family dwelling					
House name:							
Street address:	Nutley Terrace						
Town/City:	London						
County:	Camden						
Postcode:	NW3 5SB						
	ion or a grid reference d if postcode is not known):						
Easting:	526394						
Northing:	184903						
5. Pre-applicati	ion Advice						
Has assistance or pr	ior advice been sought from the local authority about this application	on? Yes • No					
6. Pedestrian a	nd Vehicle Access, Roads and Rights of Way						
Is a new or altered v	rehicle access proposed to or from the public highway?						
Is a new or altered p	pedestrian access proposed to or from the public highway?	• Yes No					
Are there any new p	public roads to be provided within the site?	<ul><li>No</li></ul>					
Are there any new p	public rights of way to be provided within or adjacent to the site?						
Do the proposals re	quire any diversions/extinguishments and/or creation of rights of w	ay?					
If you answered Yes	to any of the above questions, please show details on your plans/dr	rawings and state the reference of the plan(s)/drawings(s)					
Minor repositioning	of the existing pedestrian gate through the existing front garden be	pundary wall.					
7. Waste Storag	ge and Collection						
Do the plans incorp	orate areas to store and aid the collection of waste?	• Yes No					
If Yes, please provid							
	or household waste has been incorporated into the design	LO VIII CON					
Ŭ	been made for the separate storage and collection of recyclable wa	ste? Yes No					
If Yes, please provide details:  A bin storage area for recyclable household waste has been incorporated into the design							
8. Authority Em	nployee/Member						
With respect to the	•						
(a) a mer	mber of staff						
` '	ected member ed to a member of staff						
(d) relate	ed to an elected member  Do any of these statements ap	ply to you? Yes No					
	20 4.9 0. 11.000 0.41.01.01.01.01						
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.							
	2	- End and an art and on a or anon abordi mo.					
10. Materials	shortely (for health as home as I have been a linear to the linear to th	(Good Pools)					
	naterials (including type, colour and name) are to be used externally	(п аррпсавіе):					
Walls - description Description of existing	n: ng materials and finishes:						
Overnainted briefe t	imber cladding; painted clay wall tiles; painted render						
	osed materials and finishes:						

Ref: 07: 6099

Planning Portal Reference:

004625422

10. (Materials continued)								
Roof - description:								
	escription of existing materials and finishes:							
lay tiles; 3-ply felt membrane; flat rooflights; patent glazing type rooflight escription of <i>proposed</i> materials and finishes:								
Clay tiles; green roof; flat rooflights; patent glazing type ro	poflight							
	omgnt							
Windows - description:								
Description of <i>existing</i> materials and finishes:  Metal framed single glazed; timber framed single glazed								
Description of <i>proposed</i> materials and finishes:								
Timber framed double glazed								
<b>Doors - description:</b> Description of <i>existing</i> materials and finishes:								
Timber framed double glazed; painted solid timber								
Description of <i>proposed</i> materials and finishes:								
Metal framed double glazed; painted solid timber								
<b>Boundary treatments - description:</b> Description of <i>existing</i> materials and finishes:								
Brick walls & piers; timber fencing								
Description of <i>proposed</i> materials and finishes:								
Brick walls & piers to match existing where altered; timber	fencing							
	rending							
<b>Vehicle access and hard standing - description:</b> Description of <i>existing</i> materials and finishes:								
Brick								
Description of <i>proposed</i> materials and finishes:								
Hard permeable surface								
Are you supplying additional information on submitted p	lan(s)/drawing(s)/design and access s	tatement?	O Vos O No					
		tatement:	Yes    No					
If Yes, please state references for the plan(s)/drawing(s)/de	esign and access statement:							
Location Map: NUT-X-001 Existing Site Plan: NUT-X-002								
Existing Plans, Section and Elevations: NUT-X-101, 102, 10.	3, 104, 200, 300, 301, 302, 303 & 304							
Existing Site Photographs: NUT-X-PH01, PH02, PH03								
Demolition Plans, Section and Elevations with Proposed C Proposed Site/Roof Plan: NUT-P-002(B)	Outlines: NUT-X-151, 152, 153, 154, 250	0, 350, 351, 352, 353 & 354						
•	1(B), 102(B), 103(B), 200(A), 201(B), 202	2, 300(A), 301(B), 302(B), 303(A) & 304						
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	Total proposed (including spaces	Difference in					
. , , , , , , , , , , , , , , , , , , ,	of spaces	retained)	spaces					

	1 31		
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			

Please state how foul sewage is but disposed of:  Makins wore   Plackage treatment plant   Unknown   Sprit tank   Sprit ta	12. Foul Sewage					
Sepilic tank	Please state how foul sewage is	s to be disposed of:				
Assessment of Flood Risk In the place within a new at take of flooding? Refer to the Environment Agency Shared May through the proposal development of Proof Risk In the place within a new at take of flooding? Refer to the Environment Agency Shared May through the proposal development of proof Risk In the proposal increases an encessary) If yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposal disk. Is your proposal within 20 motites of a vestorous rice; giver, stream or book?  Will the proposal increase the flood risk descendance?  Yes No N	Mains sewer		Package treatment plant		Unknown	
Assessment of Flood Risk  Is be all evaluation as area at disk of Booking? Relet to the Environment Agency's Flood May showing tood zones? and 3 and consult in viccoment Agency's standing advice and your local planning authority requirements for information as necessary.  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 valatrocurse (e.g. river, stream or beck?) Yes No  Will the proposal increases the floor risk developer?  Yes All the proposal increases the floor risk developer?  Yes Asstaniable drainage system  Main sewer  Sustainable drainage system  Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  Sustainable drainage system Main sewer  14. Biodiversity and Geological Conservation  15. Biodiversity and Geological Conservation  or goological conservation feetures may be prevent or mentby and whether they are likely to be affected by your proposits.  Having referred to the guidence notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site. OR on be development site.  Yes, on land adjacent to or near the proposed development  No  Subsequent site of geological conservation importance.  Yes, on land adjacent to or near the proposed development  Yes on the development site.  Yes, on land adjacent to or ne	Septic tank		Cess pit			
13. Assessment of Flood Risk  Is the site within an area at risk of flooding? (Refer to the Linwinoment Agency's flood Map showing flood zones? and 3 and consult fundoment Agency standing advice and your local planning authority residenting authority residenting authority requirement for information as necessary.  If Yes, you will need to submit an appropriate flood risk assessment to created the risk to the proposed site.  It your proposal within 20 metres of a watercourse (e.g., river, stream or back?? Yes No  Will the proposal increase the flood fish deswerter? Yes No  How will surface water be disposed of?  Sustainable drainage system	Other					
13. Assessment of Flood Risk  Is the site within an area at risk of flooding? (Refer to the Linwinoment Agency's flood Map showing flood zones? and 3 and consult fundoment Agency standing advice and your local planning authority residenting authority residenting authority requirement for information as necessary.  If Yes, you will need to submit an appropriate flood risk assessment to created the risk to the proposed site.  It your proposal within 20 metres of a watercourse (e.g., river, stream or back?? Yes No  Will the proposal increase the flood fish deswerter? Yes No  How will surface water be disposed of?  Sustainable drainage system						
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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 meters of a watercourse (e.g. river, stream or beds?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  Yes No  Will the proposal increase the flood risk desembere?  No  Solakaway  Foliciting watercourse  14. Biodiversity and Geological Conservation  To assist in assevering 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 nearry 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 proposed development or near the application site. OR on land adjacent to or near the proposed development  Proceeded and priority species  Yes, on the development site Yes, on land adjacent to or near the proposed development  Proceded and priority species  Yes, on land adjacent to or near the proposed development  Proceded and priority species  Yes, on land adjacent to or near the proposed development  Proceded and priority species  Yes, on land adjacent to or near the proposed development  Proceded and priority proceded to submit an appropriate contamination assessment with your application.  Land where contamination is suspected for all or part of the site:  No  15. Existing Use  No  Land where contamination is suspected for all or part of the site?  No  N	13. Assessment of Floor	d Risk				
Is your proposal within 20 metres of a watercourse (e.g., river, stream or beck)?    No   No   No	flood zones 2 and 3 and consul	t Environment Agency st				
Will the proposal increase the flood risk elsewhere?	If Yes, you will need to submit a	an appropriate flood risk	assessment to consider the risk	to the proposed site	e.	
How will surface water be disposed or?  Sustainable drainage system  Soakaway  Existing watercourse    Soakaway   Existing watercourse	Is your proposal within 20 metr	es of a watercourse (e.g.	river, stream or beck)?	○ Ye	es   No	
Sustainable drainage system	Will the proposal increase the f	lood risk elsewhere?				
Soskaway	How will surface water be dispo	osed of?				
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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  15. Existing Use Please describe the current use of the site: Domestic / Single family residential Is the site currently vacant? 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  A proposed use that would be particularly vulnerable to the presence of contamination? Yes No  A proposed use that would be particularly vulnerable to the presence of contamination? Yes No  And/or: 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? If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planing authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planing authority is hould make clear on its website what the survey should contain, in accordance with the current 'BSS837: Trees in relation to design, demolition and construction - Recommendations:  17. Trade Effluent						nportant biodiversity
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 land adjacent to or near the proposed development  No  c) Features of geological conservation importance  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			able likelihood of the following	being affected adve	ersely or conserved and enhanced within t	he application site, OR
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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	Yes, on the development	site Yes,	on land adjacent to or near the p	oroposed developn	nent   No	
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Test on the development site  Yes, on land adjacent to or near the proposed development  Test or near the proposed development  No  15. Existing Use  Please describe the current use of the site:    Domestic / Single family residential	-		,	oroposed developn	nent   No	
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A proposed use that would be particularly vulnerable to the presence of contamination?  Yes No  No  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'.						
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	accompanying plan should be	submitted alongside you	ır application. Your local plannir	g authority should	make clear on its website what the survey	
Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No	17. Trade Effluent					
	Does the proposal involve the	need to dispose of trade	effluents or waste?	0	Yes   No	

18. Resido	ential Units						
Does your proposal include the gain or loss of residential units?  Yes  No							
19. All Ty	pes of Development:	Non-residential Fl	oorspace				
Does your p	roposal involve the loss, gair	n or change of use of nor	n-residential floorspace?		○ Yes	<ul><li>No</li></ul>	
20. Emplo	pyment						
If known, ple	ease complete the following	information regarding e	mployees:				
		Full-time	Part-time		Equivalen	t number of full-time	
	xisting employees	0	0			0	
	oposed employees	0	0			0	
	of Opening						
If known, ple	ease state the hours of openi			sed:			
Use	Monday to Frid Start Time En	ay d Time	Saturday Start Time E	and Time		nday and Bank Holidays art Time End Time	Not Known
22. Site A	rea						
What is the s	site area? 880.29	sq.metres					
							<del></del>
23. Indus	trial or Commercial Pi	rocesses and Mach	inery				
	ibe the activities and process ninery which may be installe		ed out on the site and the	e end products in	cluding plant, vent	ilation or air conditioning. Please i	nclude the
not applicab							
Is the propo	sal for a waste management	development?	○ Ye	s   No			
24. Hazar	dous Substances						
Is any hazaro	dous waste involved in the p	roposal?	C Yes   No				
25. Site Vi	isit						
Can the site	be seen from a public road, p	public footpath, bridlew	ay or other public land?		Yes •	No	
If the planni	ng authority needs to make	an appointment to carry	out a site visit, whom sho	ould they contact	? (Please select onl	y one)	
• The age	ent The applica	nt Other perso	n				
26. Certif	icates (Certificate B)						
20. 00	iouros (con imouro 2)		Certificate of Ownershi	n - Certificate B			
( <del></del>			nent Management Proce	dure) (England)			611.1
application,		rson with a freehold inter	est or leasehold interest wi	th at least 7 years i	eft to run) and/or a	on the day 21 days before the date gricultural tenant ("agricultural tenant to project on the date of the days before the date of the days before the days bef	
		ranu Country Pianining At	ct 1990) of any part of the	iand or building t	о wnich this аррііс	T	
	cultural Tenant					Date notice served	
Name Number:	Mrs Glasser  10 Suf	fix:	House name:				
Street:	Nutley Terrace						
Locality:	13/11/2015						
Town:	London						
Postcode:	NW3 5SB						
Title: Mr	First name:	Mark		Surname:	Ruthven		
Title: Mr Person role:	Agent Agent	Declaration date:	13/11/2015	Julianie.	Ruthven	Declaration made	
. 5.55111010.	7.195.11	2 John and Co	.5.11/2010		<u> </u>		

## 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.

 $\boxtimes$ 

Date

23/11/2015