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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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Caroline"/>	Surname:	<input type="text" value="Gladstone"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="17"/>	Telephone number:	Country Code	National Number	Extension Number		
	<input type="text" value="Boscastle Road"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
Town/City	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
County:	<input type="text" value="Camden"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>				
Postcode:	<input type="text" value="NW5 1EE"/>						
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="Miss"/>	First Name:	<input type="text" value="Alice"/>	Surname:	<input type="text" value="Tsoi"/>		
Company name:	<input type="text" value="von Preussen Pease Reynolds Ltd."/>						
Street address:	<input type="text" value="Unit 12"/>	Telephone number:	Country Code	National Number	Extension Number		
	<input type="text" value="5 Durham Yard"/>		<input type="text"/>	<input type="text" value="02077296168"/>	<input type="text"/>		
	<input type="text" value="Teesdale Street"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
Town/City	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
County:	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text" value="alice@vppr.co.uk"/>				
Postcode:	<input type="text" value="E2 6QF"/>						

3. Description of the Proposal

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

The proposed development is a single-storey, one-bedroom house at the rear of 17 Boscastle Road, a semi-detached townhouse. The site is partly occupied by two garages and a garden store, these existing buildings are proposed to be demolished.
There is an existing mews road serving the back of the garages and this will form the access of the proposed house.

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:	<input type="text" value="17"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Boscastle Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW5 1EE"/>		

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

Easting:	<input type="text" value="528580"/>
Northing:	<input type="text" value="186065"/>

Description:

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

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:

There is a designated area in the courtyard of the proposal for the storage of bins for general waste.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

There is a designated area in the courtyard of the proposal for the storage of bins for recyclable waste.

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)?

Two existing garages and an existing garden store occupy partially the footprint of the proposed site. These existing buildings are required to be demolished in order to achieve the required area and to provide access of the proposal.

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:

The elevation of existing buildings facing the access road is a mixed yellow brick; while the elevation facing back to 17 Boscastle is a red colour brick.

Description of *proposed* materials and finishes:

A warm-grey brick with subtle colour and texture variations. Two options for consideration are Polaris of Floren range by The Bespoke Brick Co. and Pollux of Floren range by The Bespoke Brick Co.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Felt flat roof.

Description of *proposed* materials and finishes:

Brick roof using the same brick of external wall.

Windows - description:

Description of *existing* materials and finishes:

No.

Description of *proposed* materials and finishes:

Aluminium glazing system to the window slot facing the access road. Frameless glazing system is proposed to use for the roof lights.

Doors - description:

Description of *existing* materials and finishes:

Painted timber doors and painted timber garage doors.

Description of *proposed* materials and finishes:

Tongue and groove vertical timber door for entrance.
Powder coated aluminium frame sliding doors to living room and bedroom facing the courtyards.

Boundary treatments - description:

Description of *existing* materials and finishes:

Mixed london stock brick garden wall.

Description of *proposed* materials and finishes:

Garden wall using the same brick of the external wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

No

Description of *proposed* materials and finishes:

No vehicular access, but front courtyard will use brick pavers.

Lighting - add description

Description of *existing* materials and finishes:

Minimum basic lighting for use as garages and garden store.

Description of *proposed* materials and finishes:

Downlights to courtyards - care to ensured not to spill lighting into neighbours gardens.

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:

See full set of proposed planning drawings, and Design and Access 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	0	-2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	2	2
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:

The current site is at the rear end of the back garden of 17 Boscastle Road, it is partially occupied by two garages and one garden store. The site is currently used as garden and the existing buildings are used for garden storage purpose by the residents / owners of 17 Boscastle Road.

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

18. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total0

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?150sq.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:

N/A

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 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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Alice Man-Ling"/>	Surname:	<input type="text" value="Tsoi"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="10/02/2016"/>	<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="10/02/2016"/>
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