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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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Damian"/>	Surname:	<input type="text" value="Soong"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="3"/> <input type="text" value="Gardnor Road"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="Camden"/>			Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="NW3 1HA"/>						
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="Michael"/>	Surname:	<input type="text" value="Drain"/>		
Company name:	<input type="text" value="Michael Drain Architects"/>						
Street address:	<input type="text" value="11 - 13 Market Place"/> <input type="text"/> <input type="text"/>			Telephone number:	<input type="text"/>	<input type="text" value="0207 580 1415"/>	
				Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>			Email address:	<input type="text" value="info@michaeldrain.com"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="W1W 8AH"/>						

3. Description of Proposed Works

Please describe the proposed works:

The proposal is for a replacement roof with opening rooflight which is to be extended at the rear of the building. The proposed new roof is to be formed in lead with standing seams and is to have an increased depth to that of the existing roof in order to provide adequate insulation in line with current Building Regulations. The height of the roof will raise slightly in order to accommodate the additional insulation requirement and falls to the gutters, but will remain below the level of the existing party parapet walls between properties. Out of sight from both the front and the rear elevations at the apex of the roof are the proposed 1550mm depth and full width of the property and in-part openable rooflights. The proposal retains the existing slate front mansard on the Gardnor Road facade. The slates will be replaced with new to match the existing. A slight adjustment in the position of the two windows in the front mansard is proposed to suit the new internal layout. The existing brick parapet to the front facade is retained maintaining in its entirety the existing language to the Gardnor Road elevation. Proposed to the rear of the property is a new extension to the roof set 1175mm back from the position of the existing roof fascia towards the rear facade. A new gutter is proposed behind the new fascia, below it is a line of new glazing with aluminium frames finished in bronze. The new line of glazing is set behind the existing brick parapet which varies in height to a maximum of 840mm above existing floor level, thus needing a new 1100mm high glass balustrade and slim profile metal handrail spanning between flank walls so as to comply with Building Regulations.

3. Description of Proposed Works (continued)

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:	<input type="text" value="3"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Gardnor Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 1HA"/>		

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

Easting:	<input type="text" value="526560"/>
Northing:	<input type="text" value="185828"/>

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

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

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:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

10. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Full height glazing to top floor fronting on rear garden elevation

Description of *proposed* materials and finishes:

Full height aluminium frame, powder-coated in bronze finish double glazing to rear garden elevation

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

External Balustrade

Description of *existing* materials and finishes:

Metal railings with black painted finish

Description of *proposed* materials and finishes:

Frameless low-iron glass

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:

0-001, 0-014 rev. A, 0-015 rev. A, 0-021, 0-031, 0-1114, 0-1115, 0-1121, 0-1131, 0-1900, Design & Access Statement.

11. Explanation for Proposed Demolition Work

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

The demolition work is required to upgrade the insulation and bring to to current building codes. Construct the new roof-lights and new gutters and extend to the rear.

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 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:

Mr

First name:

Michael

Surname:

Drain

Person role:

Agent

Declaration date:

21/03/2016



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.



Date

21/03/2016