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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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="Edith"/>	Surname:	<input type="text" value="Schneider"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="15 Eldon Grove"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="NW3 5PT"/>				
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="Claudia"/>	Surname:	<input type="text" value="Valcarcel"/>
Company name:	<input type="text" value="Schneider Designers"/>				
Street address:	<input type="text" value="Lower Ground Unit"/>				
	<input type="text" value="15 Eldon Grove"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02074357105"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Email address:	<input type="text" value="claudia_v@schneiderdesigners.co.uk"/>				
Postcode:	<input type="text" value="NW3 5PT"/>				

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

4. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

2. Design

Camden's planning policy DP24 states that proposed development should take into account its character, setting and context.

I do not consider that there would be any principle objection with excavation of the front garden area. The submitted plans show that the front boundary wall would be removed and replaced with a smaller dwarf wall with terraced planting areas beyond, flanked by bins stores. There are a number of concerns with this design. Whilst I understand that the existing front wall is not an original boundary enclosure, the general character of boundary enclosures in the street scene is that of walls of a similar height to the existing. Therefore, I would advise that any scheme includes the provision of a front boundary wall constructed in appropriate materials.

The provision of a boundary wall would also help to overcome other concerns with the submitted design in providing an open view into the garden. The provision of a garden wall at an appropriate height would help to screen the open garden and refuse bin stores from public view within the street scene. In addition to this, I would also recommend that the planting areas are not terraced down towards the house. Instead, the provision of a deeper, level planting bed would allow for more substantial planting at street level and would help to retain a verdant appearance to the frontage and street scene and again to help screen the below ground works. Depending on the detailed design of the bed, it may be necessary to omit the steps from the proposal and have a smaller light well, but this judgement would be reserved for any revised design.

It is likely that if planning permission is to be granted for the basement extension, that it would be by way of a condition requiring the approval of a planting scheme and the maintenance thereof. Therefore, I would recommend submitting as much detail as possible regarding the proposed planting, as part of any future planning application.

Conclusion

It is my opinion that there is scope for excavation of the existing basement and the front garden of the property. However, please be aware that the success of any future planning application would largely depend upon the required revisions, as detailed above, and the content of the required Basement Impact Assessment.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

5. Description of the Proposal

Has the development already started? Yes No If Yes, please state when the development was started:

15/02/2016

Has the development been completed? Yes No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

- Window, w-04 (A-701)
- Window, w-01 (A-702)
- Windows, w-02/w-03 (A-703)
- External door, ED-02 (A-703)
- Side access gate (A-704)

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

Yes No

8. 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

9. 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

12/04/2016