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

Application for Planning Permission. 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="Owen"/>	Surname:	<input type="text" value="Lewis"/>
Company name:	<input type="text" value="Nicholas Lee Architects Ltd"/>				
Street address:	<input type="text" value="34A"/>				
	<input type="text" value="Rosslyn Hill"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="Hampstead"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW3 1NH"/>	Email address:	<input type="text"/>		
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="Owen"/>	Surname:	<input type="text" value="Lewis"/>
Company name:	<input type="text" value="Nicholas Lee Architects"/>				
Street address:	<input type="text" value="34A Rosslyn Hill"/>				
	<input type="text" value="Hampstead"/>	Telephone number:	<input type="text" value="02074359315"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW3 1NH"/>	Email address:	<input type="text" value="nick@nleearchitects.com"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal is a renovation of an existing building, that dates back to circa 1900's and is set within the Hampstead Conservation area, into a 2 bedroom residential property.

It is a semi-detached property of which there are two pairs. It will look to retain the buildings original character features common to the entire row such as the front window bays, metal framed windows, and exposed brick walls with brick lintels. However, at current the building has fallen into a state of disrepair and requires renovation to bring it up to modern living standards.

The proposal also seeks to improve circulation and use of space by opening up the ground floor structure. Alterations have been designed keeping in mind the character of the original building, as well as the need to maximise natural light into the Ground floor and improve accessibility around the perimeter of the site.

3. Description of the Proposal

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)

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:

5. 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:

- Rear Extension
 - Issue with removing bay – important design feature across four dwellings – unacceptable
- Dormers
 - Should be in keeping with the original style as close as possible
 - Architectural character within the conservation area and across four dwellings
- Doors & Windows
 - Discourage infilling flank windows
 - Creation of recessed blanks on side windows – historic suggestion
 - Stairwell replacement window should be obscured – decorative brick header should be replicated
 - Alterations to front door acceptable
- Front Porch
 - Infilling porch would not be supported
 - Outdoor amenity space?
 - Retain lightweight open character of the porch
- New Gate & Front Terrace
 - Details should be submitted as part of future planning app.
 - Hampstead Conservation Area Document

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

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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

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

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. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

low brick wall

Description of *proposed* materials and finishes:

timber fence

Doors - description:

Description of *existing* materials and finishes:

timber door

Description of *proposed* materials and finishes:

metal crittall door

Roof - description:

Description of *existing* materials and finishes:

Existing Slates to dormer window

Description of *proposed* materials and finishes:

new slates to match existing

Vehicle Access - description:

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

granite setts

Walls - description:

Description of *existing* materials and finishes:

existing brick

Description of *proposed* materials and finishes:

brick to match existing

Windows - description:

Description of *existing* materials and finishes:

PVC and timber

9. Materials

Description of *proposed* materials and finishes:

Metal crittall frame

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:

OS Site Map
1243/ESP-001 Existing Site Plan
1243/EP-001 Existing Ground Floor Plan
1243/EP-002 Existing First Floor Plan
1243/EP-003 Existing Second Floor Plan
1243/EE-001 Existing Front Elevation
1243/EE-002 Existing Rear Elevation
1243/EE-003 Existing Side Elevation
1243/ASP-001 Proposed Site Plan
1243/AP-001 Proposed Ground Floor Plan
1243/AP-002 Proposed First Floor Plan
1243/AP-003 Proposed Second Floor Plan
1243/AE-001 Proposed Front Elevation
1243/AE-002 Proposed Rear Elevation
1243/AE -003 Proposed Side Elevation
1243/AE-004 Proposed Side Elevation

10. 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

11. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

On plan no. 1243/AP-001 which illustrates the proposed ground floor plan is drawn the existing manholes as well as an additional new manhole which will retain the direction of the foul sewage pipes below towards the street front. On plan no. 1243/AP-002 which illustrates the proposed first floor plan reveals the extent to utilise the existing down pipes as well as integrate a new soil pipe.

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

At current the site / building lies unoccupied from its prior use of a single family house in a semi-detached property. The proposal looks to integrate open plan living to the rear of the house where at current already lies an extension for the kitchen area. The second floor will retain its occupation of a bedroom, however the proposal looks to form a new second dormer in order to create a more comfortable and habitable space for an en-suite. The proposal looks to affect the form, structure and boundary as minimal as possible.

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

197.80

sq.metres

22. 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:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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

25. 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:

First name:

Surname:

25. Certificates (Certificate A)

Person role:

AGENT

Declaration date:

13/06/2016



Declaration made

26. 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

13/06/2016