

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

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

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended  
by section 10 of the Planning and Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**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="Matthew"/>	Surname:	<input type="text" value="Dalton"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="56b"/>		Telephone number:	<input type="text"/>	
	<input type="text" value="King Henry's Road"/>		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 3RP"/>				
Are you an agent acting on behalf of the applicant?			<input type="radio"/> Yes <input checked="" type="radio"/> No		

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Site Address Details

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

House:	<input type="text" value="56"/>	Suffix:	<input type="text" value="B"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="King Henry's Road"/>		
	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
Postcode:	<input type="text" value="NW3 3RP"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="527774"/>		
Northing:	<input type="text" value="184253"/>		

Description:

The site forms part of a terrace of 11 houses on the north side of King Henry's Road, which back on to the Network Rail railway lines.

The terrace was built in the late 1960's in the modern style as part of the Chalcot Estate development. It was constructed in London stock brick with white timber cladding, first floor balconies, aluminium framed windows and integral garage.

The property is not within a conservation area.

The building layout has not been changed since the house was built in the 1960's. The original design had a ground floor with an integrated garage

#### 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:

Confirmed that a basement within the original footprint of the building is classified as permitted development. Please note that basements will no longer be permitted development from April 2017.

#### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:  a) Owner  b) Lessee  c) Occupier  d) Other

#### 6. 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

#### 7. Grounds for Application

##### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

There is no change to the existing use of land, which will continue to be used as a residential property.

The property has received planning permission for a rear extension, conversion of garage and a new covered bin storage and recycling at the front of the property.

This application is to build a single story basement under the original building. Camden Planning Guidance – Basements and lightwells – CPG 4 outlines the requirements. We have also received PD criteria from Camden Planning as a checklist to confirm this is allowable.

We acknowledge that Town and Country Planning Order – Notice pursuant to schedule 3 of the making of an article Direction will come into force from June 2017 meaning that basements will no longer be permitted development from this time. Our basement will be completed by 30 October 2016.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

We have included the following documents:

1. Planning permission granted for the rear extension, garage conversion, balconies and bin storage.
2. Architect plans to accompany the planning permission
3. Email correspondence from Camden re allowable permitted developments
4. Structural Engineering plans for the new basement proposed under permitted development.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

##### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use:  Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Careful consideration has been made to the final design of the volumes to be finished in high quality materials and detailing. The proposal will not affect the protrude neighboring buildings.

## 7. Grounds for Application

We believe that the proposal is in line with Camden Council guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property and therefore should be granted.

## 8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?  Yes  No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

This application does not propose a change in the use of the site. Main access to the house will remain unaltered.

The proposal under permitted development is to build a single story basement under the original building at 56B King Henry's Road for additional storage space for our growing family. This is in addition to the planning permission granted for the rear extension, garage conversion, balcony and bin storage.

Throughout the brief, we have placed great emphasis on functionality. All alterations are aimed to improve and optimise usability of the existing spaces. The basement will be used for storage.

The majority of the houses within the terrace already have a basement or are in the process of construction. Number 56D King Henry's Road received Planning permission in 2013 (App No: 2013/1639/P) for the erection of basement and rear extensions, alterations to front elevation, and alterations to the rear including replacement railings and staircase to garden.

Full structural drawings are attached to this application, which show the proposed single story basement under the original footprint. We are not planning to change the appearance at the front of the building.

Does the proposal consist of, or include, a change of use of the land or building(s)?  Yes  No

Has the proposal been started?  Yes  No

## 9. 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

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate 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

03/07/2016

### Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.