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

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="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Gelbart"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Flat 1 , 99, Priory Road"/>				
	<input type="text" value="West Hampstead"/>				
	<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="NW6 3NL"/>				
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="Jennifer"/>	Surname:	<input type="text" value="Fleming"/>
Company name:	<input type="text" value="JAA"/>				
Street address:	<input type="text" value="Studio Six"/>				
	<input type="text" value="38-50 Pritchards Road"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02037846809"/>				
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="E2 9AP"/>				
	<input type="text" value="office@JAAsudio.co.uk"/>				

3. Description of the Proposal

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

- To form a 2m rear extension at ground floor from the line of the existing rear outrigger;
- To create a new private entrance porch to Flat 1 to match the existing communal entrance;
- To increase the existing basement to form a head height of 2.7m and excavating laterally to replicate the footprint above at ground floor

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: 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:

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

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:

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. Explanation for Proposed Demolition Work

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

- The existing rear outrigger walls need removed to form openings for the new rear extension
- An opening needs made in the existing side elevation to form the new entrance porch to Flat 1

10. Materials

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

Doors - description:

Description of *existing* materials and finishes:

Porch entrance door: White painted timber panelled door
Rear / kitchen garden door: white painted timber with glazed panels.

Description of *proposed* materials and finishes:

New Porch entrance door: White painted timber panelled door to match existing
New kitchen/living rear doors: powder coated aluminium framed glazed sliding doors

Lighting - description:

Description of *existing* materials and finishes:

Wall mounted 'floodlights' along rear elevation

Description of *proposed* materials and finishes:

New Astro 'Salerno' wall mounted lights along existing rear elevation

Roof - description:

Description of *existing* materials and finishes:

Grey slate and bitumen flat roof

Description of *proposed* materials and finishes:

Grey slate and bitumen flat roof (Not affected by proposals).
Single ply membrane to new rear extension roof

Walls - description:

Description of *existing* materials and finishes:

Yellow and red London Stock brickwork

Description of *proposed* materials and finishes:

Yellow and red London Stock brickwork

Windows - description:

Description of *existing* materials and finishes:

White painted timber windows, mixture of sash and casement windows

Description of *proposed* materials and finishes:

Powder coated aluminium framed windows in Anthracite grey to basement windows.
Side window to new porch in white painted timber to match existing. All new windows double glazed units

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:

115-001 Existing Plans
115-002-A Existing Front and Rear Elevations
115-003-A Existing Side Elevation
115-101-C Proposed Basement Plan
115-011-B Proposed GF Plan
115-012-D Proposed Front Elevation
115-013-F Proposed Side Elevation
115-014-C Proposed Rear Elevation + Section B
115-015-B Proposed Section A
115-016-B Proposed Lightwell Elevation
105-DAS-A - Design & Access Statement
Basement Impact Assessment by Barrett Mahony

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

11. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

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 site is a detached property subdivided into five flats across basement, ground, first and second floors.
The application property is Flat 1 to the ground floor and basement level - this includes the front and rear gardens as well as the garage to the rear of the property, which is accessed through a gateway on Compayne Gardens.

15. Existing Use

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	0	0	1	4
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

5

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

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	0	0	1	4
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

5

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

18. Residential Units

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

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 - 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

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

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	5

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

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

600.00

sq.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:

23. Industrial or Commercial Processes and Machinery

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.

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

A. Toxic substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
B. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)

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 B)

Certificate of Ownership - Certificate B	
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14	
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (<i>owner is a person with a freehold interest or leasehold interest with at least 7 years left to run</i>) and/or agricultural tenant (<i>"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990</i>) of any part of the land or building to which this application relates.	
Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Eric & Catherine Debray"/>	<input type="text" value="20/07/2016"/>
Number: <input type="text" value="1"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Randolph Road"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="NW2 2BT"/>	
Name: <input type="text" value="Mr Hosking"/>	<input type="text" value="20/07/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Flat 2"/>	
Locality: <input type="text" value="99 Priory Road"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="NW6 3NL"/>	

26. Certificates (Certificate B)

Name:	Deauville Securities Ltd			20/07/2016		
Number:		Suffix:			House name:	
Street:	161-163 Broadhurst Gardens					
Locality:						
Town:	London					
Postcode:	NW6 3AU					
Title:	Miss	First name:	Jennifer	Surname:	Fleming	
Person role:	AGENT		Declaration date:	05/12/2016	<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.

☒ Date 05/12/2016