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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 &amp; Mrs"/>	First Name:	<input type="text" value="Priyanka and Alessandro"/>	Surname:	<input type="text" value="Giardini"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Flat 1 , 31, Compayne Gardens"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<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 3DD"/>		<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"/>	First Name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="McAneary"/>
Company name:	<input type="text" value="Paul McAneary Architects Ltd"/>				
Street address:	<input type="text" value="6 Flitcroft Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02072400500"/>		
	<input type="text"/>	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"/>		
Postcode:	<input type="text" value="WC2H 8DJ"/>		<input type="text" value="info@paulmcaneary.com"/>		

### 3. Description of the Proposal

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

The proposed scope of works to be carried out at Flat 1, 31 Compayne Garden are to split the existing ground floor level into two new levels, using the existing void under without need for underpinning, and extend the new basement level forming a rear extension.

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

#### 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

#### 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. Explanation for Proposed Demolition Work

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

## 9. Explanation for Proposed Demolition Work

In order to create a more enjoyable space for the whole family, and create a sequence of living spaces, to include kitchen, dining and living areas on the new lower ground floor, at garden level. In fact, this sequence of spaces continues into the rear garden, enabling a more direct and better use of the garden as a family amenity area.

## 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:

timber framed french door

Description of *proposed* materials and finishes:

powder coated aluminium framed sliding doors, powder coated to RAL 7022

### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

lightweight non-structural glass roof

### Walls - description:

Description of *existing* materials and finishes:

brick facade

Description of *proposed* materials and finishes:

bricks to match those of the existing rear facade, and light-coloured rendered surrounding the glass sliding doors

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:

PMA217\_EX01\_Existing Ground Floor Plan  
PMA217\_EX02\_Existing Section A-A and side elevation  
PMA217\_EX03\_Existing Rear Elevation

PMA217\_GA01\_Proposed Lower Ground Floor  
PMA217\_GA02\_Proposed Ground Floor  
PMA217\_GA03\_Proposed Rear Elevation  
PMA217\_GA07\_Proposed Section A-A and side elevation

PMA217\_SP01\_Site Plan  
PMA217\_LP01\_Location Plan

## 11. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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:

Residential. The property is owned by Priyanka Mahajan and Alessandro Giardini. They occupy the property with their children.

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market 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 - 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

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 - 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					

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					

## 18. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

## 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?

207.63

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:

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

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)

## 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)

## 25. Site Visit

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Mr. Arthur Max and Ms Ruth Max"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Flat 2"/> Street: <input type="text" value="Flat 2, 31 Compayne Garden"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text" value="29/11/2016"/>
Name: <input type="text" value="Andrew Williamson"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Flat 3"/> Street: <input type="text" value="Flat 3, 31 Compayne Garden"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text" value="29/11/2016"/>
Name: <input type="text" value="Steven Bruck"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Flat 4"/> Street: <input type="text" value="Flat 4, 31 Compayne Garden"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text" value="29/11/2016"/>
Name: <input type="text" value="Luca Gallone"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Flat 5"/> Street: <input type="text" value="Flat 5, 31 Compayne Garden"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text" value="29/11/2016"/>
Name: <input type="text" value="Emma Cuthbertson"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Flat 6"/> Street: <input type="text" value="Flat 6, 31 Compayne Garden"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text" value="29/11/2016"/>

## 26. Certificates (Certificate B)

Name:	Kayyor Rao (owner of all flats)		
Number:		Suffix:	
House name:	29		
Street:	29 compayne Garden		
Locality:			
Town:			
Postcode:			

29/11/2016

Title:	Mr	First name:	Paul	Surname:	McAneary
Person role:	AGENT		Declaration date:	22/12/2016	<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

22/12/2016