

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 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:		First Name:		Surname:	95 Avenue Road RTM Co Ltd	
Company name:	95 Avenue Road RTM Co Ltd					
Street address:	95, Avenue Road					
					Telephone number:	
					Mobile number:	
Town/City:	LONDON				Fax number:	
Country:					Email address:	
Postcode:	NW8 6HY					
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:	Ms	First Name:	Allison	Surname:	Ward	
Company name:	Fine Architecture					
Street address:	1					
	Westmoreland Terrace				Telephone number:	08454300120
					Mobile number:	
Town/City:	LONDON				Fax number:	
Country:					Email address:	
Postcode:	SW1V 4AG				allison.ward@finearchitecture.co.uk	

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

The application is for a minor alteration to an existing entrance. The building is a block of 29 residential flats built in the 1960s at 95 Avenue Road NW8 6HY. The proposal is to remodel the entrance to allow for better safety, lighting and accessibility. 95 Avenue Road is neither a listed building nor part of a conservation area in the London Borough of Camden.

The proposed works include:

1. Rebuilding new entrance steps over the existing stair for increased accessibility.
  2. Retaining the existing canopy & removing a small portion to accommodate a new roof light.
  3. Minor aesthetic improvements to the existing canopy by adding a new metal fascia and a metal light shelf on top.
  4. Replacing the existing entrance doors and fixed side windows with frameless glass doors and new glass windows for better natural surveillance and functionality.
  5. Removing the existing signage on the canopy and creating new signage of metal letters on the low wall to the existing ramp.
- There will be no effect on the existing access to the site or building.

### 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)

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

### 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):

Doors - description:

Description of *existing* materials and finishes:

wood and glass

Description of *proposed* materials and finishes:

metal and glass

Walls - description:

Description of *existing* materials and finishes:

brick and painted render

Description of *proposed* materials and finishes:

brick to match and painted render

Windows - description:

Description of *existing* materials and finishes:

wood and glass

Description of *proposed* materials and finishes:

metal and glass

OTHER - description:

Type of other material: canopy and fascia

Description of *existing* materials and finishes:

metal and painted render

Description of *proposed* materials and finishes:

metal and painted render

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:

224-451 Design and Access Statement NTS A4 A  
224-455 Lighting Assessment NTS A4 A  
224-0.001 Location Plan 1:1250 A3 A  
224-0.002 Block Plan 1:500 A3 A  
224-0.006 Existing and Demolition Ground Floor Plan 1:50 A3 A  
224-0.008 Existing and Demolition Roof Plan 1:50 A3 A  
224-0.100 Existing and Demolition East Elevation 1:50 A3 A  
224-0.203 Existing and Demolition Section A-A 1:50 A3 A  
224-1.006 Proposed G.A. Ground Floor Plan 1:50 A3 A  
224-1.008 Proposed Roof Plan 1:50 A3 A  
224-1.100 Proposed East Elevation 1:50 A3 A  
224-1.203 Proposed Section A-A 1:50 A3 A  
224-8.001 Canopy Details 1:10 A3 A  
224-8.002 Signage Details 1:10 A3 A  
224-8.003 Window and Door Details 1:20 A3 A  
224-8.004 Existing Exterior Photographs NTS A3 A  
224-8.005 Existing Exterior Photographs NTS A3 A  
224-8.006 Proposed Exterior Illustrations/Artist Impression NTS A3 A

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input checked="" 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

## 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:

The building is a block of 29 residential flats built in the 1960s

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

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					

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					

## 17. Residential Units

Proposed Key Worker Housing Total

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?

2,484.00

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)

24. Site Visit

☒ 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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Allison"/>	Surname:	<input type="text" value="Ward"/>
Person role:	<input type="text" value="AGENT"/>	Declaration date:	<input type="text" value="16/03/2017"/>	<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="16/03/2017"/>
-------------------------------------	------	---