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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="Mrs"/>	First Name:	<input type="text" value="Ramune"/>	Surname:	<input type="text" value="Venslauskiene"/>
Company name:	<input type="text" value="AIM Developing Limited"/>				
Street address:	<input type="text" value="23 Pembridge Square"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="W2 4DR"/>	<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="Akshay"/>	Surname:	<input type="text" value="Sethi"/>
Company name:	<input type="text" value="London Design Office"/>				
Street address:	<input type="text" value="5 Eastry House"/>				
	<input type="text" value="Hartington Road"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="07984511333"/>		
	<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="UK"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SW8 2HU"/>	<input type="text" value="akshay_sethi@londondesignoffice.co.uk"/>			

3. Description of the Proposal

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

Conversion of single dwelling house into 4 x 2 bed flats; excavation of existing basement for a greater floor to ceiling height; basement extension to the extent of the ground floor, building footprint; creation of a new lightwell to the rear and excavation of the existing front lightwell

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:

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

If Yes, please provide details:

We have created a segregated zone for storage and collection of waste at the front of property, within the property boundary- as indicated in our drawings. This is similar to several properties along Glenmore Road.

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

If Yes, please provide details:

7. Waste Storage and Collection

We have created a segregated zone for storage and collection of recyclable waste at the front of property, within the property boundary- as indicated in our drawings. This is similar to several properties along Glenmore Road.

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)?

We propose to excavate the existing basement by an additional 1.51m in order to increase the floor-to-ceiling height to 2.7m. The current basement space has a floor to ceiling height of 1.84m. We propose to create additional basement space by excavating to the extents of the ground floor building footprint. We also propose to excavate the existing front lightwell by a further 460mm to increase the amount of light entering the proposed bedrooms on the lower ground level.

10. 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:

Brick partition with timber fence

Description of *proposed* materials and finishes:

No proposed change as the existing fence has been recently restored.

Doors - description:

Description of *existing* materials and finishes:

There are no proposed changes to the existing doors of the property above ground. The existing external doors have recently been refurbished and restored.

Description of *proposed* materials and finishes:

The proposal seeks to replace the existing basement door with a window. This door is currently not in use and in a state of disrepair. All the internal doors will be made of hardwood with detailing to match the aesthetic of the existing property. The new internal doors will be compliant with the fire and access requirements set out by building regulations.

Roof - description:

Description of *existing* materials and finishes:

The existing extension has a flat roof with asphalt laid to falls. The main roof is made of slate which has been recently restored.

Description of *proposed* materials and finishes:

No proposed change

Walls - description:

Description of *existing* materials and finishes:

The existing walls of the basement are made of reinforced concrete

Description of *proposed* materials and finishes:

Basement constructed with mass concrete underpinning and reinforced concrete floor to act as a retaining structure for the adjacent soil. All the walls of the basement are to be fitted with the appropriate amount of insulation as per the requirements set out by building regulations. The internal finish of the walls of the proposal will be plasterboard with paint.

Windows - description:

Description of *existing* materials and finishes:

There are no proposed changes to the existing windows of the property above ground level. The existing Windows are predominantly single glazed, timber framed sash windows. These have been recently restored. The property was recently extended at the rear with the construction of a second floor dormer. The new windows are double glazed with a slim profile aluminium frame.

Description of *proposed* materials and finishes:

The proposed Windows of the front lightwell will be double glazed with a slim profile aluminium frame in a white colour. The Windows in the rear lightwell will be double glazed with a slim profile aluminium frame in a dark grey colour. The proposed windows will provide a means of escape.

10. Materials

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:

A1.100- Location Plan and Block Plan
A1.109- Existing and Proposed Basement plan
A1.110- Existing and Proposed Ground Floor plan
A1.111- Existing and Proposed First Floor plan
A1.112- Existing and Proposed Second Floor plan
A1.113- Existing and Proposed Third Floor plan
A1.LS1 - Landscaping Plans
A1.301- Proposed Long Sections
A1.302- Proposed Short Sections
A1.401- Existing and Proposed Front Elevation
A1.402- Existing and Proposed Rear Elevation
A1.x301- Existing Long Section
Basement Impact Assessment
Arboricultural Impact Analysis
Arboricultural Method Statement
Construction Management 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 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:

14. Biodiversity and Geological Conservation

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 current property is being used as a single dwelling house- Use class C3

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	4	0	0	0
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	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

18. Residential Units

Proposed Market Housing Total

4

Existing Market Housing Total

1

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					

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	4
Total existing residential units	1

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?

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)

The agent The applicant Other person

26. 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:

Person role:

Declaration date:

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

31/03/2017