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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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"/>	First Name:	<input type="text" value="Max"/>	Surname:	<input type="text" value="Fordham"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="3, Camden Square"/>				
	<input type="text"/>				
	<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="NW1 9UY"/>				
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="Alex"/>	Surname:	<input type="text" value="Whitcroft"/>
Company name:	<input type="text" value="Bere Architects"/>				
Street address:	<input type="text" value="54a Newington Green"/>				
	<input type="text" value="Islington"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02072411064"/>				
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" value="alex.whitcroft@bere.co.uk"/>				
Postcode:	<input type="text" value="N16 9PX"/>				

3. 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:

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:

Note: Pre-application advice superseded by full planning approval.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Demolition of single storey garage to the rear of 3 Camden Square (with façade retention) and the erection of a four bedroom three storey single family dwelling.

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Condition 2: The development hereby permitted shall be carried out in accordance with the following approved plans [...].

Has the development already started? ☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

1. WINDOWS & ROOFLIGHTS

The client, Max Fordham (the environmental engineer), has introduce internal insulated shutters as a means to achieve needing zero heating energy on a cold winter's night. The shutters need to slide into recessed pockets inside the walls, beside each window. This has necessitated some alterations to the window layout so that there is as much solid wall as there is window. Hence some windows and rooflights have been omitted or their sizes altered or reduced to enable this pioneering energy concept to be realised. The client is over 80 years old and has wanted to test this concept for the last 30 years.

2. CLADDING

6. Condition(s) - Removal

The subtle change to the cladding is a better technical solution for reasons of weather resistance and ventilation of the rain screen cladding system. We do not feel it detrimentally effects the appearance of the proposal. The street façade retains the vertical fins from the approved scheme.

3. PLANTERS TO EXISTING WALL

In the approved scheme, the planters to the top of the existing Camden Mews brick wall required demolishing a portion of the top of the wall. The planters would also require watering in the summer. Having plants rooted in the ground and climbing up a trellis solves both issues, making it more sustainable and continuing the planting theme of neighbouring houses.

4. SECOND FLOOR PLANTERS & TRELLIS TO NO. 4

The planters at the rear of the second floor have been removed. To retain greenery to the rear façade a steel trellis has been added to the wall of no. 4 Camden Mews. This trellis will allow climbing plants to reach the façades of the first and second floors, in-keeping with no. 4.

5. GROUND FLOOR CEILING

As the client's wife's mobility is reduced due to dementia, the ground floor (GF) living/bedroom space will be used more than any other room in the house and will be where she spends all of her time, as she cannot go upstairs.

The GF space had a ceiling height of 2550mm in the approved scheme. Given the proportions/size of this space this was quite low, feeling confined and limiting daylight penetration.

Raising the ceiling level over the bed will make it a more spatially enjoyable and high-quality space, create a sense of separation between cooking/eating and sleeping (despite their close proximity), and allow for taller windows to the south east, creating a brighter and better daylight interior.

By raising some of the ceiling of the GF space, some of the floor of the first floor roof terrace has been raised. Although the raised area of first floor roof terrace is covered in planters and should not be in day-to-day use, the resultant parapet is less than the 1100mm required under building regulations Part K. So, for safety and regulatory compliance, a handrail has been added to the perimeter of the raised area.

6. BINS

The bin store has been enlarged to meet Camden Council recycling requirements. It has been relocated to improve the entry sequence.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

1. WINDOWS & ROOFLIGHTS

a) Street elevation:

- GF small vertical window to stairs: removed.
- FF tall narrow windows to the stairs: replaced with a single landscape clerestory window.
- FF east bathroom window: reduced in size.
- FF west bathroom window: increased in size (now a bedroom window).
- SF bedroom door to the terrace and window: replaced with 3 small clerestory windows.
- SF studio windows and door: replaced with double door. This improved daylight in the studio. It is set back and so not visible from the street.

b) Rear elevation:

- FF windows of both bedrooms: reduced in size slightly.
- SF studio and bedroom windows: reduced in size.

c) West elevation:

- GF full height fixed window next to the main entrance door: omitted.
- GF living room doors and windows: reduced in size.

d) FF terrace:

- Rooflight: divided in four smaller rooflights.

2. CLADDING

Exterior timber cladding has been changed to horizontal throughout apart from the following three areas, which remain unchanged from the previously approved scheme:

- (a) vertically clad 'plinth', at GF level, at the rear of the property,
- (b) vertical timber fins on the front elevation, at first floor level,
- (c) exterior window reveals on the west facade at GF level and the rear corner of the building at GF (these have been rounded).

3. PLANTERS TO EXISTING WALL

On the street elevation, the planters on the existing wall have been replaced with a steel trellis. The large planters at SF level remain unchanged.

4. SECOND FLOOR PLANTERS & TRELLIS TO NO. 4

The planters at the rear of the SF have been removed. The detail in this area has been adjusted to allow the client to fit the planters alter if they so wish. A steel trellis has been introduced up the wall of no. 4 Camden Mews. Climbing plants for the trellis will be planted near the base of the existing apple tree.

5. GROUND FLOOR CEILING

Finished floor level of FF terrace has been raised by 400mm over approximately half its area. A railing has been added around the perimeter of the raised area. This railing rises 500mm above the parapet to create a 1100mm high barrier (required under building regulations Part K).

6. Condition(s) - Removal

A railing is being used instead of raising the parapet, to minimise the visual impact. The handrail has been designed as a slatted metal construction, painted in RAL 8019 to match the copper flashings. This slatted design allows plants to climb it and light to pass through it while still providing building regulations Part K compliance. It's visual impact it will be further reduced by being set back 450mm from the façade.

The planters will still be planted to maintain with screening foliage, as agreed in the previously approved scheme.

6. BINS

The bin store has been moved against the west party wall, at the south end of the passage. It has been enlarged to create a more recycling space. The front entrance gate is now larger as it has been extended up to where the bin storage was before.

7. 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

8. 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

9. 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