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

Householder Application for Planning Permission for works or extension to a dwelling 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" value="Amos & Ruth"/>	Surname:	<input type="text" value="Manasseh"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="5 Bacon's Lane"/>				
	<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="N6 6BL"/>				
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="Ralph"/>	Surname:	<input type="text" value="Kent"/>
Company name:	<input type="text" value="John Pardey Architects"/>				
Street address:	<input type="text" value="Beck Farm Studios"/>				
	<input type="text" value="St. Leonard's Road"/>				
	<input type="text" value="East End"/>				
Telephone number:	<input type="text" value="01590626465"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="Lymington"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Email address:	<input type="text" value="r.kent@johnpardeyarchitects.com"/>				
Postcode:	<input type="text" value="SO41 5SR"/>				

3. Description of Proposed Works

Please describe the proposed works:

Proposed construction a two-storey wing on the site of the single storey annexe to extend a family home. The extension would comprise at ground level, a home office, WC and living room and two en-suite bedrooms on the first floor.

The proposed extension would require the demolition of single storey annexe. The existing annexe has a volume of 113.8 cubic metres, and therefore there is no requirement to make an application for Conservation Area Consent for Demolition in a Conservation Area.

Has the work already been started without planning permission? 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:

This planning application is identical in every regard to planning application 2013/7019/P that received planning consent on 15/07/2014. The reason for this planning application is to renew the consent as the applicants have been overseas through work and unable to commence work on site.

Pre-application advice was received prior to the previous planning application, ENQ/04172-5.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Please refer to drawing 1212-PP-100 and also the Tree Survey.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

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:

Between No. 5 and No.6 there is currently a brick wall. Between No. 5 and No. 4 there is an informal low wooden-fence.

Description of *proposed* materials and finishes:

The proposed work does not envisage any changes to the existing informal boundary arrangements that characterise Bacon's Lane.

Doors - description:

Description of existing materials and finishes:

The existing front door (adjacent to the garage) is constructed in iroko.

Description of *proposed* materials and finishes:

The new front door would be constructed of hardwood. The door to the studio would be powder-coated aluminium. The doors to the garden at the rear of the extension would be glazed sliding doors.

Lighting - description:

Description of existing materials and finishes:

There is currently a downlight adjacent to the front door, illuminating the main entrance at night. There are two small downlights to the existing, renovated two storey building on the garden elevation, illuminating a garden path.

Description of *proposed* materials and finishes:

The relocated front door (between the proposed extension and the existing two storey element) will have a small downlight to illuminate the entrance at night. The garden terrace will have discrete lighting that will benefit the garden terrace.

Roof - description:

Description of existing materials and finishes:

The renovated portion of the house has a single ply membrane flat roof, whilst the existing single-storey annexe has a heavily degraded bitumen / felt roof.

Description of *proposed* materials and finishes:

The higher of the two flat roofs of the proposed extension would be a sedum green roof. The lower of the two roofs is too small in area to successfully operate as a green roof and would be a single ply membrane covered with gravel ballast.

Vehicle Access - description:

Description of existing materials and finishes:

To the east of the property there is a garage clad in with horizontal timber boards with an additional parking area directly in front of this garage.

Description of *proposed* materials and finishes:

The proposed extension does not include any changes to the existing parking arrangements.

Walls - description:

Description of existing materials and finishes:

The two storey element of 5 Bacon's Lane was renovated in 2007 (Camden planning reference: 2007/0960/P) and is overclad in off-white insulated render. The existing annexe is white painted brickwork.

Description of *proposed* materials and finishes:

The proposed extension will be largely clad in horizontal timber cladding boards. The single storey elevation facing Bacon's Lane will be clad in off-white insulated render to match the existing renovated two-storey portion of the house.

Windows - description:

Description of existing materials and finishes:

The double-glazed windows in the renovated portion of the house are framed by grey powder-coated aluminium. The existing single storey annexe has single glazed aluminium framed windows.

Description of *proposed* materials and finishes:

The proposed windows for the extension would be highly insulated double glazed windows with powder-coated aluminium frames to match those of the renovated portion of the property.

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:

The elevations (drawings 1212-PP-400, 1212-PP-401, 1212-PP-402, 1212-PP-403 and 1212-PP-450, 1212-PP-451, 1212-PP-452, 1212-PP-453 show the existing and proposed materials for walls, windows and external doors. 1212-PP-100 and 1212-PP-150 shows the roof materials.

11. Explanation for Proposed Demolition Work

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

The existing single storey annexe is located on the site where the two storey extension is proposed. The nature of the construction of the existing annexe, and its form means that it is not possible to re-utilise or extend this annexe.

The existing annexe has a volume of 113.8 cubic metres, and therefore there is no requirement to make an application for Conservation Area Consent for Demolition in a Conservation Area.

12. 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

13. 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

14. 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