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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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Donald"/>	Surname:	<input type="text" value="Clark"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Ground Floor Flat"/>				
	<input type="text" value="57 Burrard Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>	Telephone number:	<input type="text"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="NW6 1DA"/>	Fax number:	<input type="text"/>		
		Email address:	<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="Raphael"/>	Surname:	<input type="text" value="Lee"/>
Company name:	<input type="text" value="AURAA LTD"/>				
Street address:	<input type="text" value="54 Georgiana Street"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Telephone number:	<input type="text" value="07428126350"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text" value="02071398642"/>		
Postcode:	<input type="text" value="NW1 0QS"/>	Fax number:	<input type="text"/>		
		Email address:	<input type="text" value="raphael@auraa.studio"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

- Single storey ground floor side bathroom extension with timber window, brickwork and parapet to match existing materials, and new roof light to the flat roof.
- New section of timber fence, 2 metres in height to match existing, with new access gate to give dedicated access to the upper floor flats, and separate access gate to the ground floor rear garden.

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:

The advice suggested that a small side bathroom extension constructed using materials and finishes to match the existing property would be a sympathetic and subordinate addition to the building, and on that basis is considered to be generally acceptable.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

DRAWING NUMBER: 1731_PA_110 GROUND FLOOR PLAN AND NEW SECTION OF TIMBER FENCING AS PROPOSED

New entrance gate for the use of the first and second floor flats, and new entrance gate giving access to the ground floor flat rear garden. The new gates are replacing existing gates and are to be incorporated into a new section of fencing giving increased privacy to the area of garden allocated to the first and second floor flats.

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:

7. Waste Storage and Collection

Bins for ground, first and second floor flats will continue to be stored to the side of the house behind the fence (out of site from the street). The bins are collected from the garden via the existing gates. The new section of fence and access gates to the Ingham Road boundary will allocate a clear area of garden for the use of the first and second floor flats with space behind the new fence for bins and a separate gate and bin area to the rear garden of the ground floor flat.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

As per Camden collection policy there are separate bins for recyclable and non recyclable waste.

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):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Timber fence and timber trellis up to 2 metres height.

Description of *proposed* materials and finishes:

New timber fence 2 metres height with 2no. timber gates.

Doors - description:

Description of *existing* materials and finishes:

Timber doors.

Description of *proposed* materials and finishes:

The new extension does not include a door.

Roof - description:

Description of *existing* materials and finishes:

The bay windows and a section of the roof are tiled with red clay tiles. The main roof has been changed to create a large flat asphalt roof.

Description of *proposed* materials and finishes:

The new bathroom extension has a grey fibreglass flat roof, hidden behind a brick parapet.

Walls - description:

Description of *existing* materials and finishes:

Red coloured bricks.

Description of *proposed* materials and finishes:

Red coloured bricks chosen to match the existing original bricks.

Windows - description:

Description of *existing* materials and finishes:

Timber casement window to existing bathroom, timber sash windows elsewhere throughout the house. White paint finish throughout.

Description of *proposed* materials and finishes:

New timber vertical sash window to the bathroom extension, to match the existing house windows. White paint finish.

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Cast iron drain pipes, painted black. Black pvc drain pipes.

Description of *proposed* materials and finishes:

Black pvc drainpipes.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

9. Materials

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1731_EX_001 SITE LOCATION PLAN
1731_EX_002 SITE LOCATION BLOCK PLAN
1731_EX_100 GROUND FLOOR, AND ROOF PLANS AS EXISTING
1731_EX_300 ELEVATIONS AS EXISTING
1731_EX_310 SECTION A-A AND NORTH WEST REAR ELEVATION AS EXISTING
1731_PA_100 GROUND FLOOR, AND ROOF PLANS AS PROPOSED
1731_PA_110 GROUND FLOOR PLAN AND NEW SECTION OF TIMBER FENCING AS PROPOSED
1731_PA_300 ELEVATIONS AS PROPOSED
1731_PA_310 SECTION A-A AND NORTH WEST REAR ELEVATION AS PROPOSED
1731_PA_320 BATHROOM EXTENSION NORTH EAST SIDE ELEVATION AND ROOF PLAN AS PROPOSED

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 Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAWINGS 1731_EX_100 AND 1731_PA_100 existing and proposed ground floor plans show the existing and proposed location of the manhole, svp and rainwater drainpipes situated between the side of the house and Ingham Road.

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

13. Biodiversity and Geological Conservation

- 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 site is currently used as a ground floor residential flat with front and rear garden, 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

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

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

17. Residential Units

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					

Proposed Key Worker 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					

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?

249.00

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:

Residential flats.

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)

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: Mr

First name:

Raphael

Surname:

Lee

Person role:

AGENT

Declaration date:

11/07/2017

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.



Date

11/07/2017