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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="Tatiana"/>	Surname:	<input type="text" value="Keep"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="107b Queens Crescent"/>				
	<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"/>				
Postcode:	<input type="text" value="NW5 4EY"/>	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="Richard"/>	Surname:	<input type="text" value="Keep"/>
Company name:	<input type="text" value="Richard Keep Architects"/>				
Street address:	<input type="text" value="114-118 Parkway"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="07900088079"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7AN"/>	<input type="text" value="rk@richardkeep.com"/>			

3. Description of the Proposal

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

Extension to the top floor flat of a 2 storey split house to convert from a 2 bedroom flat to a 4 bedroom flat.

Demolition involves:

- 1 removing existing window opening to rear garden and creating new opening into ensuite bathroom extension
- 2 demolition of front window and opening down to form new front door
- 3 demolition of part of front garden wall to create new gate
- 4 removal of timber fencing and existing gate to front garden wall.
- 5 removal of all uPVC windows
- 6 removal of felt roof to bay window and entrance canopy
- 7 removal of high level timber fence to first floor rear terrace
- 8 Removal of concrete coping stones and rainwater goods.

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

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:

There was quite a lot of correspondence following the preapplication advice letter. The scheme we are proposing now has come out of feedback from the Camden Design Panel who were consulted on recent proposals. General feedback was positive and agreed with the principle of building here and the benefits improvements it would make to the Conservation Area.

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)

New gate to new front door. See drawing 1201 P1 and 1220 P1 showing plan and elevation

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:

New bin storage area in front garden

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

Yes No

If Yes, please provide details:

separate recycling bin, food waste bin and landfill bin, internally and externally

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)?

Demolition is minimal but there is necessary to resolve the issues with the property which are of poor quality or do not function adequately (eg. overlooking to neighbours bedroom)

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:

timber slatted fence on top of brick wall with timber slatted gate

Description of *proposed* materials and finishes:

Dense bay hedging or similar on top of existing wall. New dark grey /brown steel slatted gate and panel

Doors - description:

Description of *existing* materials and finishes:

Timber front door

Description of *proposed* materials and finishes:

Timber front door with glazed door to terrace with dark grey / brown steel critical type frames

Lighting - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

movement detector over front door under canopy

Roof - description:

Description of *existing* materials and finishes:

Felt flat roof

Description of *proposed* materials and finishes:

Bronze standing seam pitched roof

Vehicle Access - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Walls - description:

10. Materials

Description of *existing* materials and finishes:

Brick walls with concrete copings

Description of *proposed* materials and finishes:

Bronze sheet cladding with exaggerated standing seams to top section. Side panels with cassette cladding system. rear garden wall and bathroom wall are proposed in render to match existing adjacent.

Windows - description:

Description of *existing* materials and finishes:

uPVC double glazed

Description of *proposed* materials and finishes:

Dark grey/ brown steel Crittall type windows

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Mixture of old iron and new plastic

Description of *proposed* materials and finishes:

Bronze down pipes with hoppers

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:

147: LP01,
Existing plans: 1100-P1, 1101-P1, 1102-P1, 1103-P1, 1110-P1, 1111-P1, 1115-P1, 1116-P1, 1120-P1, 1121-P1, 1122-P1
Proposed plans: 1200-P1, 1201-P1, 1202-P1, 1203-P1, 1204-P1, 1210-P1, 1211-P1, 1212-P1, 1213-P1, 1214-P1, 1215-P1, 1220-P1, 1221-P1, 1222-P1
Design and Access Statement 11/07/2017
SP Planning daylight and Sunlight Assessment_ 23 June 2017_ R17037

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

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

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:

Residential flat,

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					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

18. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
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					

Proposed Key Worker Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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					

Existing Key Worker Housing Total

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:

26. Certificates (Certificate A)

Person role:

AGENT

Declaration date:

11/07/2017

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

11/07/2017