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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="Mrs"/>	First Name:	<input type="text" value="Seema"/>	Surname:	<input type="text" value="Shah"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Flat B"/>				
	<input type="text" value="23 Belsize Avenue"/>				
	<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="NW3 4BL"/>				
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="Mrs"/>	First Name:	<input type="text" value="Lynda"/>	Surname:	<input type="text" value="Miehe"/>
Company name:	<input type="text" value="Webb Miehe Architects"/>				
Street address:	<input type="text" value="Studio B"/>				
	<input type="text" value="7 Wellington Road"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02089680279"/>				
Mobile number:	<input type="text" value="07718536695"/>				
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="NW10 5LJ"/>				
	<input type="text" value="lynda@webbmiehe.co.uk"/>				

3. Description of Proposed Works

Please describe the proposed works:

Re-building of rear single storey ground floor extension;
New infill rear extension;
Loft conversion including rear dormer and side rooflight;
Replacement roof coverings;
Replacement windows;
Minor changes to front boundary wall;
Changes to front hard and soft landscaping;
Removal of out-building.

3. Description of Proposed Works

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)

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

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:

Refer PA-009 for locations of existing trees, types and root protection areas.

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:

Timber fences to side boundaries and brick walls to front and rear boundaries.

Description of *proposed* materials and finishes:

Small section of front boundary brickwork to be removed.

Doors - description:

Description of existing materials and finishes:

Timber panelled front door.
Timber framed singled glazed doors to rear.

Description of *proposed* materials and finishes:

Front door to remain as existing.
Rear doors to be replaced with double glazed modern units.

Roof - description:

Description of existing materials and finishes:

Slate tiles to pitched roofs

Description of *proposed* materials and finishes:

Slate tiles to pitched roofs to match existing.
Lead to dormer cheeks.

Walls - description:

Description of existing materials and finishes:

Facing brickwork

Description of *proposed* materials and finishes:

Facing brickwork

Windows - description:

Description of existing materials and finishes:

Timber framed single glazed units

Description of *proposed* materials and finishes:

Timber framed double glazed units, profiles to match existing

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

☐ Yes ☒ No

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 rear single storey extension is contemporary to the main house. These extensions are a uniform feature along the entire terrace of semi-detached properties in the Crescent. In many cases (nos 5, 21, 23, 29 are just a few) they have been re-built to allow for development of the property. This original rear extension has been altered over the years with changes to openings in brickwork, new non-traditional windows and doors, brickwork addition to side.

The existing roof is in poor condition and requires replacing. The roof has no thermal insulation and to upgrade it would require the replacement of rafters with new ones of a greater depth.

The proposed works involves opening the current existing rear extension into the main house / infill extension with an open plan arrangement – this would involve loss of the side masonry wall.

The existing floor level is below ground level and is subject to damp problems. To resolve this would involve breaking out the existing floor construction, excavating down to introduce new structural slab, thermal insulation to comply with building regulations, cavity drain waterproof system and screed and finishes. This build-up requires a greater construction depth than existing and as such the minimal brick corbel foundations would be undermined and compromised. To accommodate this new floor build-up it would therefore be necessary to underpin the perimeter walls of the existing extension.

There are large trees adjacent to the site. It is not possible to justify, for building regulations purposes, the retention of the existing foundations when so much of the rear of the building is new construction.

11. Explantion for Proposed Demolition Work

In light of the fact that so much of the existing fabric would be removed it is proposed that the existing rear extension is taken down and re-built. The unsightly, later addition 'outbuilding' will be removed as part of this exercise.

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 B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Mrs Valerie Yorke and Mr Michael Yorke	31/07/2017
Number: Suffix: House name:	
Street: v.yorke@btinternet.com	
Locality:	
Town:	
Postcode:	
Title: Mrs First name: Lynda Surname: Mieke	
Person role: AGENT Declaration date: 31/07/2017 <input checked="" type="checkbox"/> 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

31/07/2017