

**LONDON BOROUGH OF CAMDEN
REPORT FOR DECISION UNDER DELEGATED POWERS**

Officer: BUSA	Application Number(s): PE9900239
Application Address: Flat 36, St Matthew's Lodge, 50 Oakleigh Square, NW1	Drawing Numbers: EURO.0220/A, EURO.0220/B, EURO.0220/C(1), and EURO.0220/C(2),
Signature (Area Team): JCR <i>V 22/6</i>	Signature (Authorising Officer)

6/11/99

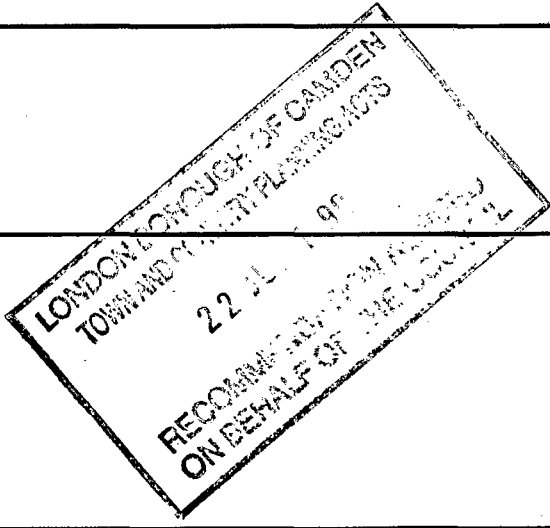
16/11/99

SITE DESCRIPTION:
~~Fifth~~ ^{4th} floor flat on the Crowndale Road side of St Matthew's Lodge. The block of flats is a 60's style five storey brick building with a flat roof. The balcony is west facing, one storey below roof level with no balconies above. Not within a CA, but adjacent to the boundary of the Camden Town CA.

PROPOSAL:
 The erection of a conservatory on the ~~fifth~~ ^{4th} floor balcony.

RELEVANT HISTORY:
 None.

RELEVANT POLICIES:
Borough Plan: UD2 and UD3.
UDP: EN16(new), and EN52.
SPG/other:



CONSULTATIONS: (Site Notice only)

Adjoining Occupiers: Number Notified: 0	No. of Responses: 0	No. of Objections: 0
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CAAC/Local Group Comments: None.	Summary of Consultation Responses: N/A
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ASSESSMENT:

16/11/09

The main considerations relate to the design impact of the conservatory in relation to the scale and proportions of the building and the character of the surroundings.

The balcony is situated on the west side of the building at ~~5th~~ ^{4th} floor level and the proposed conservatory is set back from the sides and front of the balcony. The conservatory would only be partially visible from a point some distance away from the block of flats. It is of a reasonable scale (3m x 4m) in relation to the proportions of both the building and the balcony itself. Accordingly, the impact of the conservatory would be sufficiently minor to grant planning permission without any additional conditions.

4th floor (lower roof level)

RECOMMENDATION: FP

ANALYSIS INFORMATION

Type of Development (Tick ✓)

PE9900239

NZ = (Re) development

EZ = Extension

CZ = Change of use

MZ = Other

FLOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
A1 (shop)			CH (Hostel)		
A2 (Financial/Professional)			C3 (Residential)		+12
A3 (Food & Drink)			D1 (Non-Residential inst)		
B1 (Business)			D2 (Assembly & Leisure)		
B2 (General Industry)			SG (Sui Generis)		
B8 (Warehouse)			UU (Use Unknown)		
C1 (Hotel)					

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
H2 = 2 habitable rooms H3 = 3 habitable rooms H4 = 4 habitable rooms H5 = 5 habitable rooms H6 = 6 habitable rooms H7 = 7 habitable rooms H8 = 8 habitable rooms H9 = 9 habitable rooms			F1 = 1 habitable room F2 = 2 habitable rooms F3 = 3 habitable rooms F4 = 4 habitable rooms F5 = 5 habitable rooms F6 = 6 habitable rooms F7 = 7+ habitable rooms		

HMOs

INSTITUTIONS

	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M ()		EXISTING	R ()	
PROPOSED	M ()		PROPOSED	R ()	

PARKING

EXISTING		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	
PROPOSED		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF RECEIPT OF A PLANNING APPLICATION

Address: Flat 36 St. Matthews Lodge, 50 Oakley Square, NW1

Proposal:
Erection of conservatory extension at fifth floor level.
(Plans submitted).

Application number: PE9900239

Associated number :

Case File Number : K12/12/7

Date: **07 MAY 1999**

The above Full Planning Application application has been received by the Council.

You may inspect a copy of the application and any submitted plans at the One Stop Reception, 5th floor, Town Hall Extension, Camden Town Hall between 9am and 5pm. Monday to Friday.

If you would like to submit comments on the application, please do so, in writing, within 21 days from the date of this notice. (Please quote the application number).

NOTIFICATION OF COMMITTEE DATE

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

The application is being dealt with by Alex Bushell on 0171 278 4444 ext 2660.

Director of Environment Department

NOT1letter

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Joel Carnell
Europlans, Minerval Way
Brunel Road
N. Abbot
TQ12 4PJ

Application No: PE9900239
Related application No:
Case File:K12/12/7

28th April 1999

ACKNOWLEDGEMENT OF APPLICATION

Dear Sir/Madam,

Type of Application : Full Planning Application

Flat 36 St. Matthews Lodge, 50 Oakley Square, NW1

Your application dated 29th March 1999, together with the required fee of £95.00 (if applicable), has been received by the Council.

The application was checked and formally registered on 06/04/1999 and is being dealt with by Alex Bushell on 0171 278 4444 ext 2660. Due to the type of application the anticipated decision route is Delegated.

The Council has a statutory obligation to deal with applications within eight weeks of formal registration.

You should therefore receive a decision on your application by 1st June 1999.

If you do not receive a decision by 1st June 1999, you may appeal to the Planning Inspectorate within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

If a fee is paid by cheque which is subsequently returned by the bank, the application will be treated as invalid, and will not be dealt with until the fee has been paid.

Director of Environment Department

ACK1letter



Camden

ENVIRONMENT

Development Control Team

Camden Town Hall
Anylo Street
Entrance
Euston Road
London WC1H 8ND

PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Please read accompanying notes before answering any questions.
Please complete all sections in BLOCK CAPITALS. Please answer every question.
Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed _____

Agent/Agent (please delete)

Date 29/3/99

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ _____
by cheque/P.O No: _____
- No fee is payable for the following reason: _____

FOR FINANCE SECTION USE:

Receipt No. 35388
 Date 30/3/99
 Payee Agent
 Area: S NW NE
 Cheque/PO £ 95-00

FOR OFFICE USE:

Case file _____
 Reg. No. PL/ _____
 Date Record _____

1 Applicant

Name MRS WARDENBURG
 Address _____
ST. MATTHEW LODGE
50 OAKLEY SQ
 Post Code NW1 1NB
 Tel. No. _____

Agent (if any) to whom correspondence will be sent.

Name JOEL CARNELL
 Address EURO PLAS
MINERVA WAY
BRUNEL RD, N. ABBOT.
 Post Code _____
 Tel. No. 01626-332211
 Contact Name/Ref: AS ABOVE

2 Address of Application Site.

FLAT 36, ST. MATTHEW LODGE, 50 OAKLEY SQ
 Post Code NW1 1NB

Does this site include any listed buildings/structures? Yes No

3a Description of Development for which application is made.

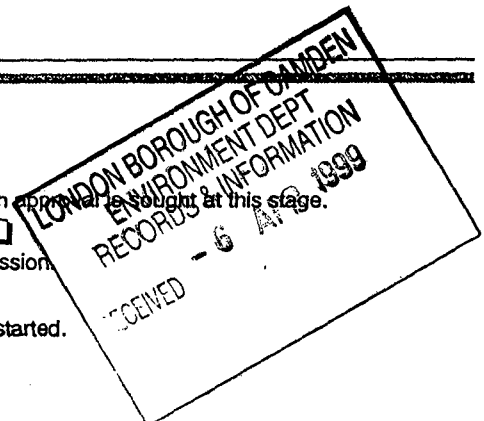
White PVC Conservatory extension to rear of dwelling

3b Present use(s) of land or property.

Residential

4 Type of Application (tick as appropriate).

- A A full application for new building works and/or change of use.
- B An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.
Siting Access Design External Appearance Landscaping
- C An application for removal/alteration of a condition of a previous planning permission.
- D An application for renewal of permission.
- E An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission (/ /) and the reference (PL/)



5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

ELDD. 0220/A/B/C/D
LOCATION PLAN.

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

ROOF :- BRONZE TINT POLYCARB - BRICKWORK :- RED FACE BRICK

6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?
if yes specify works proposed

Yes No

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes No

Pedestrian - Yes No

Does the proposal affect a public right of way?

Yes No

- Have arrangements been made for refuse storage?

Yes No

- Does the proposal take account of the needs of people with disabilities?

Yes No

Not applicable

- Does the proposal provide for a means of escape in case of fire?

Yes No

- Does the proposal include parking spaces?
If yes, please state the number of parking spaces.

Yes No

Existing Proposed

7 All Types of Development: Floorspace.

N/A

- What is the amount of floorspace in the following categories to which the application relates?
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)		Proposed gross	
Retail (A1)		m ²		m ²
Financial/Professional Services (A2)		m ²		m ²
Restaurant/Cafe/Public House etc (A3)		m ²		m ²
Offices		m ²		m ²
Industrial		m ²		m ²
Warehousing		m ²		m ²
Residential		m ²		m ²
Hotel/Hostel (see below)		m ²		m ²
Other (state use and whether now vacant and complete floorspace columns)		m ²		m ²
		m ²		m ²
		m ²		m ²
Total		m ²		m ²
Hotel/Hostel: Number of (a) bedroom (b) bedspaces	a)	b)	a)	b)

What is total net area of the site? _____ m²/hectares

8

Development Involving Residential Use (including conversion)

Please give the number of existing residential units on the site:-

Single family dwelling houses Self contained flats and maisonettes Other
 Number Vacant Number Vacant Number Vacant

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		
3+ bedrooms		
TOTAL		

- Are you proposing any non-self contained units? Yes No

If yes, how many?

9

Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes No
 - If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes No

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

Does the proposal involve the use of hazardous materials?
 - If yes, please state what materials and approximate quantities in a covering letter. Yes No

10

Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed _____ Date 29.3.99

on behalf of: MRS WARDENBURG

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:
(continue on separate sheet if necessary.)

Owner(s) name:	Address at which notice was served	Dates on which notice was served
_____	_____	_____
_____	_____	_____

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed _____ Date _____

on behalf of: _____

NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) FLAT 36, ST. MATTHAUS LODGE, 50 OAKLEY SQ

I give notice that (b) MRS WARDENBURG is applying to Camden Council for planning permission to:

(c) White PVC Conservatory extension to rear.

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Finsbury Park Station Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal developpr
- (b) applicant's name
- (c) description of the proposed development

Signed _____ Date 29.3.99.

on behalf of: MRS WARDENBURG

11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application? Yes No

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn? Yes No

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: _____ Date _____

Have you submitted any other application in connection with this application? (eg for : Listed Building, Conservation Area, or Control of Advertisement Consent) Yes No

If yes, please specify: _____

12 Is the applicant/agent related to either a member of the Council or any Council employee?

Yes No