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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="Mr"/> | First Name: | <input type="text" value="Robert"/> | Surname: | <input type="text" value="Leeming"/> |
| Company name: | <input type="text"/> | | | | |
| Street address: | <input type="text" value="14 Eton Road"/> | | | | |
| | <input type="text"/> | | | | |
| | <input type="text"/> | | | | |
| Telephone number: | <input type="text"/> | | | | |
| Mobile number: | <input type="text"/> | | | | |
| Town/City: | <input type="text"/> | | | | |
| Fax number: | <input type="text"/> | | | | |
| Country: | <input type="text"/> | | | | |
| Email address: | <input type="text"/> | | | | |
| Postcode: | <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="Luke"/> | Surname: | <input type="text" value="Chandresinghe"/> |
| Company name: | <input type="text" value="Undercover Architecture"/> | | | | |
| Street address: | <input type="text" value="48 Mornington Terrace"/> | | | | |
| | <input type="text"/> | | | | |
| Telephone number: | <input type="text" value="02073887698"/> | | | | |
| 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="NW1 7RT"/> | | | | |
| | <input type="text" value="info@undercoverarchitecture.com"/> | | | | |

3. Description of the Proposal

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

Demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation, erection of an enclosed bin storage area and new hard and soft landscaping.

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:

First comments received: 25th of January.
Amended comments received: 22nd of February.
Confirmation of what supporting documents need to be submitted with the formal application received: 28th of April.

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

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:

A Bin Store is proposed at the front of the property.

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

☒ Yes ☐ No

If Yes, please provide details:

7. Waste Storage and Collection

The Store will have adequate space for separate bins necessary for the collection of waste and recycling.

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 affecting the house is limited. The demolition works are either connected to proposed construction or refurbishment. Some demolition is necessary in order to extend the lower ground floor by adding a rear and an infill extension. Some small demolition works are required to be able to re-position a window on the side elevation. The existing garden studio at the rear of the property will be demolished entirely. Externally the studio building does not correlate with the style of the rest of the house, appearing massive in form. The absence of fenestrations on the front elevation is obstructing any connection between the studio and the main house or the garden. The building occupies a significant proportion of the garden as well, including a cement terrace which is currently mostly unused due to it not being directly accessible from the studio. Please see Supporting Documents, both Demolition and Construction drawings for full description.

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:

Garden Wall: Brick, Trellises

Description of *proposed* materials and finishes:

Garden Wall: Brick, Trellises

Doors - description:

Description of *existing* materials and finishes:

Solid Oak, White Paint, Glass, Timber Frames

Description of *proposed* materials and finishes:

Solid Oak, White Paint/Dark Blue Paint/Dark Grey Paint, Glass, Dark Steel Frames

Roof - description:

Description of *existing* materials and finishes:

Garden Room: Tile

Description of *proposed* materials and finishes:

Garden Room: Planted roof

Walls - description:

Description of *existing* materials and finishes:

House: Brick, plaster, timber, render

Garden Room: Render, plaster, timber, glass

Description of *proposed* materials and finishes:

House: Brick, plaster, timber, render

Garden Room: Dark timber cladding, timber, plaster, glass, steel

Windows - description:

Description of *existing* materials and finishes:

Glass, Timber, Sash Cord, mostly white paint

Description of *proposed* materials and finishes:

Heritage Slimlite Double Glazed Glass Units, Timber, Sash Cord, White Paint, Steel Frame

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:

10. Materials

Design & Access Statement, 02-08_Existing_Garden Room Elevations&Sections, 03-08_Propose_Garden Room Elevations&Sections, 02-05_Existing_House Front&Rear Elevations, 03-05_Proposed_House Front&Rear Elevations

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cycle spaces | 0 | 4 | 4 |

12. 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

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?

☒ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ 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:

14 Eton Road is currently a domestic property with a front and back garden.

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 | | | | | |
| 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 | | | | | |

| 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

| 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 | | | | | |

18. Residential Units

Proposed Social Housing Total

Existing 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

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 - 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

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?

430.00

sq.metres

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

23. Industrial or Commercial Processes and Machinery

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:

Person role: Declaration date: ☒ 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