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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="Zamain"/>	Surname:	<input type="text" value="Keshwani"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="91 Regents Park Road"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<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"/>	<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="David"/>	Surname:	<input type="text" value="Jen"/>
Company name:	<input type="text" value="Alexander Martin Architects"/>				
Street address:	<input type="text" value="22-24 Kingsford Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02032902540"/>		
	<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="NW5 4JJ"/>	<input type="text" value="dj@amarchitects.co.uk"/>			

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Layout alterations to two existing residential units and the creation of three new residential units within a new three-storey rear extension and existing roof dormer extension. External alterations to the Primrose Corner Post Office and Primrose Valet Laundromat.

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

#### 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:

The existing Post Office and Primrose Valet building is currently served by a daily refuse collection. The proposal will allow for external storage provisions for both waste and recyclables for refuse to be placed outside the entrance on the footpath prior to daily collections in accordance with Camden City Council's refuse guidelines.

Internal storage areas for waste and recycling are designed into each residential unit within the kitchen and utility rooms, with provision for both mixed recyclables, organic kitchen waste and non-recyclable waste.

There will be no change to the existing refuse storage and collection arrangements for the ground oor commercial units.

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

Yes  No

If Yes, please provide details:

As above

#### 8. Authority Employee/Member

With respect to the Authority, I am:  
(a) a member of staff

Do any of these statements apply to you?

Yes  No

## 8. Authority Employee/Member

- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Doors - description:

Description of *existing* materials and finishes:

Black painted timber door. Glazed timber shopfront doors.

Description of *proposed* materials and finishes:

Black painted timber door. Glazed timber shopfront doors.

### Roof - description:

Description of *existing* materials and finishes:

Slate tiled roof

Description of *proposed* materials and finishes:

Slate tiled roof. Dark grey metal dormer. Natural stone clad roof extension.

### Walls - description:

Description of *existing* materials and finishes:

Cement rendered brickwork.

Description of *proposed* materials and finishes:

Restored stock brickwork with lime pointing. New stock brickwork with lime pointing.

### Windows - description:

Description of *existing* materials and finishes:

Timber sash windows. Painted timber shopfront.

Description of *proposed* materials and finishes:

Timber sash windows. Painted timber shopfront. High-quality metal windows. Frameless glass link window.

### OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Painted mouldings and copings.

Description of *proposed* materials and finishes:

Natural stone copings. Restored painted mouldings.

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:

LOC-001 - Location Plan  
EX-100 - Existing Lower Ground Floor Plan  
EX-101 - Existing Ground Floor Plan  
EX-102 - Existing First Floor Plan  
EX-103 - Existing Second Floor Plan  
EX-104 - Existing Third Floor Plan  
EX-105 - Existing Roof Plan  
EX-200 - Existing South East Elevation  
EX-201 - Existing South West Elevation  
EX-202 - Existing North West Elevation  
EX-300 - Existing Section AA  
EX-301 - Existing Section BB  
GA-100 - Proposed Ground Floor Plan  
GA-101 - Proposed First Floor Plan  
GA-102 - Proposed Second Floor Plan  
GA-103 - Proposed Third Floor Plan  
GA-104 - Proposed Third Floor Mezzanine Plan  
GA-105 - Proposed Roof Plan  
GA-200 - Proposed South East Elevation  
GA-201 - Proposed South West Street Elevation  
GA-202 - Proposed South West Elevation  
GA-203 - Proposed North West Elevation  
GA-204 - Proposed North East Elevation

## 9. Materials

GA-300 - Proposed Section AA  
GA-301 - Proposed Section BB  
GA-302 - Proposed Section CC  
GA-303 - Proposed Section DD  
GA-400 - Proposed 3D Visualisations - Street View 1  
GA-401 - Proposed 3D Visualisations - Street View 2  
GA-402 - Proposed 3D Visualisations - Street View 2  
GA-403 - Proposed 3D Visualisations - Street View 2

## 10. 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
Cars	0	0	0
Cycle spaces	0	5	5

## 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):

EX-100 - Existing Lower Ground Floor Plan  
EX-101 - Existing Ground Floor Plan  
EX-102 - Existing First Floor Plan  
EX-103 - Existing Second Floor Plan  
EX-104 - Existing Third Floor Plan  
EX-200 - Existing South East Elevation  
EX-201 - Existing South West Elevation  
EX-202 - Existing North West Elevation  
EX-300 - Existing Section AA  
EX-301 - Existing Section BB

## 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.

### 13. Biodiversity and Geological Conservation

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

### 14. Existing Use

Please describe the current use of the site:

1 no A1 retail unit at Ground and Basement level 91 Regents Park Road (Post Office), 1 no A1 retail unit at Ground level 91a Regents Park Road (Dry Cleaners). 2 no C3 residential flats to upper floors of 91 Regents Park Road.

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	2	2	1	0	0
Houses					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	1	0	1	0
Houses					

## 17. Residential Units

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

Overall Residential Unit Totals	
Total proposed residential units	5
Total existing residential units	2

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

## 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?

## 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:

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:

First name:

Surname:

## 25. Certificates (Certificate A)

Person role:

AGENT

Declaration date:

05/10/2017



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

05/10/2017