

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

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:	Mr	First Name:		Surname:	ROEPKE
Company name:	24/8 WORKSHOP LTD.				
Street address:	Flat 2&3 , 3, Highgate High Street				
		Telephone number:			
		Mobile number:			
Town/City:	LONDON	Fax number:			
Country:		Email address:			
Postcode:	N6 5JR				
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:	Mr	First Name:	EMMETT	Surname:	ROEPKE
Company name:	24/8				
Street address:	Shop				
	218 Archway Road				
	Hornsey				
Town/City:	LONDON	Telephone number:	07717745990		
Country:		Mobile number:			
Postcode:	N6 5AX	Fax number:			
		Email address:	office@248work.com		

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

We are applying for planning permission to (i) replace 2 windows for flat 2; and (ii) to replace 2 windows in Flat 3; (iii) remove 1 old skylight and add a new roof skylight door for access to the roof for maintenance purposes and to a modest sized terrace for Flat 3; (iv) create a modest size roof terrace for Flat 3. Both flats are located at 3 Highgate High Street. (See below for more detail).

- We are wishing to change the 'one over one double hung' (sash) window types to 'French door' window types in both flat 2 and flat 3, so they will be more consistent with the neighboring windows (as shown on the attached drawings and evidenced on the photograph set). The new 'French door' windows will be made of high quality solid wood timber frames with a durable white painted finish. Off of the stairwell of flat 3, in addition to the new French door window, we also wish to add a safety guard railing that matches the existing black-painted steel Juliette balcony balustrade at the bedroom of flat 3.

- We also would like to replace the old bathroom windows for both flats, making them of consistent size and appearance. Again, they will be made of high quality solid wood timber frames with a durable white painted finish.

### 3. Description of the Proposal

- In flat 3, we would like to remove one old skylight and add 1 new roof skylight which will provide safer access to the roof as required for roof maintenance and to a roof terrace. The skylight will be made of high quality timber construction or structural metal frame with high impact tempered glass. Currently, the only access to the roof is available via an old existing skylight without any safe means of access.

- The terrace platform would be created so it can exist at a minimal elevation height from the low point of the roof valley with a safety railing set back 1.5 meters from the rear of the buildings edge, composed of a minimal steel frame with vertically spaced aircraft wires, so it is as transparent as possible limiting visibility from ground. As well, we wish to establish a roof terrace that will not interfere, disturb, or visually impact the buildings Victorian character, nor require any alterations to its chimneys or parapet walls and will preserve the roof valleys V shape profile while simultaneously providing outdoor space with views.

There is no change of use.

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

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:

### 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

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

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

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

Yes  No

## 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. Materials

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

### Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

For the roof terrace: a high quality treated structural wood timber frame, with steel connections and with a solid exterior treated hardwood as the deck surface.

### Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

High quality solid timber wood frame for windows and skylights. All windows will be painted in a durable white finish.

Skylights will be in a dark grey metal finish matching the color of the roof.

### OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Black painted steel for balcony balustrade for french doors off of the stairwell.

For roof terrace's railing: a minimal steel frame with vertically spaced aircraft wires.

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

Yes  No

## 10. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 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

## 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.

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:

The building is a 4 story structure with a commercial space at the ground floor with 3 residential apartments above.

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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 - 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

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 - 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

## 17. Residential Units

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

## 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)

## 23. Hazardous Substances

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 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: <input type="text" value="Michael Silliton"/> Number: <input type="text" value="24"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Landsdowne Road"/> Locality: <input type="text"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="N10 2AU"/>	<input type="text" value="21/09/2017"/>
Name: <input type="text" value="Marcia Silliton"/> Number: <input type="text" value="24"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Landsdowne Road"/> Locality: <input type="text"/> Town: <input type="text" value="London"/> Postcode: <input type="text" value="N10 2AU"/>	<input type="text" value="21/09/2017"/>
Title: <input type="text" value="Mr"/> First name: <input type="text"/> Surname: <input type="text" value="Roepke"/> Person role: <input type="text" value="APPLICANT"/> Declaration date: <input type="text" value="21/09/2017"/> <input checked="" type="checkbox"/> 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