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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 & Mrs"/>	First Name:	<input type="text" value="Dan and Sophie"/>	Surname:	<input type="text" value="Benedict"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="93 Mercers Road"/>				
	<input type="text"/>				
	<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" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="N19 4PS"/>	<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="Andrew"/>	Surname:	<input type="text" value="Dust"/>
Company name:	<input type="text" value="Andrew Dust Structural Engineers"/>				
Street address:	<input type="text" value="39-41 North Road"/>				
	<input type="text" value="North Road"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02077005533"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="N7 9DP"/>	<input type="text" value="enquiry@andrewdust.co.uk"/>			

3. Description of the Proposal

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

Proposed refurbishment and reconstruction, and conversion (or regularisation) of the property arranged with two flats, and structural and foundations stabilisation, remedial and associated works

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:

Pre-application advice provided with Kristina Smith - Planning Officer - London Borough of Camden e-mail and letter dated 07 April 2017.

Also, such pre-application advice confirmed with Dilan Aktas – Andrew Dust Structural Engineers e-mail to Kristina Smith dated 20 December 2017, and provided with Kristina Smith - Planning Officer - London Borough of Camden e-mail dated 04 January 2018.

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:

Four waste containers for the two flats. This in accordance with Local Plan policies, CC5 Waste - (requires minimum of four waste containers). Please refer to: DAS - Churchill Road NW5 1AN - 30 January 2018 - paragraph 4:Layout - Page 5, and drawings numbers CHURC24.PL.2.02 and CHURC24.PL.2.03.

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Four waste containers for the two flats. This in accordance with Local Plan policies, CC5 Waste - (requires minimum of four waste containers). Please refer to: DAS - Churchill Road NW5 1AN - 30 January 2018 - paragraph 4:Layout - Page 5, and drawings numbers CHURC24.PL.2.02 and CHURC24.PL.2.03.

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)?

The extent of movement and damage affecting the property requires substantial refurbishment and reconstruction works, and action sufficient for foundation and building stability, including structural and foundations stabilisation, remedial and associated works. Reconstruction and structural strengthening including complete reconstruction of the rear addition (with removal of the defective 24 23 MRW chimney stack), the main front bay, and structural framing and tying, on new foundations and or underpinning.

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:

The boundary structures are a mixture of masonry walls and piers, and timber fences and or steel or iron railings. The building and external works and boundary structures are currently dilapidated, and have been subject to repairs and remedial works.

Description of *proposed* materials and finishes:

The gardens around or at the front and rear of the property will be landscaped with retaining structures, and a variety of planting, trees and shrubs, and or grassed lawn and permeable paved areas, to suit the general ground landscaping and slope, and to improve the amenity and visual setting. Existing shrubs and grassed lawn areas will be retained as far as practicable and the proposed works will be carried out so as to cause as little impact on the existing gardens and landscaping as possible. At the front of the property, front boundary cast iron or steel railings with masonry piers to match the adjacent and apparent original construction are intended to be provided, which will significantly improve the main front appearance.

Doors - description:

Description of *existing* materials and finishes:

TIMBER AND OR PLYWOOD FACED TIMBER DOORS AND DOOR FRAMES

Description of *proposed* materials and finishes:

THE DOOR JOINERY GENERALLY WILL BE OF TIMBER DOOR JOINERY EITHER MULTI-LAYERED SOFTWOOD OR HARDWOOD. FACE MATERIALS WILL BE RECLAIMED AND WILL MATCH THE EXISTING, AS FAR AS PRACTICABLE.

Lighting - description:

Description of *existing* materials and finishes:

The building and lighting is currently dilapidated and vacant

Description of *proposed* materials and finishes:

To meet requirements of building regulations.

Roof - description:

Description of *existing* materials and finishes:

ROOFS FINISHED WITH SLATES

Description of *proposed* materials and finishes:

THE MAIN ROOFS ARE GENERALLY PITCHED, AND COVERED WITH SLATES, WITH LEADWORK WEATHERINGS AND FLASHINGS. FACE MATERIALS WILL BE RECLAIMED AND WILL MATCH THE EXISTING, AS FAR AS PRACTICABLE. FOR SUSTAINABILITY THE EXISTING BUILDING CONSTRUCTION COMPONENTS WILL BE RECYCLED AND USED AS FAR AS PRACTICABLE. E.G. BRICKS, STONEMASONRY AND ANY CAST IRON, AND LOCAL MATERIALS, MASONRY BRICKS AND STONE WILL BE USED, ALL AS FAR AS PRACTICABLE.

10. Materials

Vehicle Access - description:

Description of *existing* materials and finishes:

There is no vehicle access and hard standing

Description of *proposed* materials and finishes:

At the front of the property:

Four cycle spaces are to be provided, in a secure and accessible location. This in accordance with The Local Plan policies, T1 Prioritising walking, cycling and public transport - (Two cycle spaces are to be provided for two bedroom and higher units in a secure and accessible location).

Walls - description:

Description of *existing* materials and finishes:

THE EXISTING WALLS ARE ENGLISH BOND AND OR FLEMISH BOND STOCK MASONRY AND STUCCO OR STONWORK

Description of *proposed* materials and finishes:

DETAILING TO MATCH EXISTING, WITH ARCHITECTURAL MASONRY DETAILS OF APPROPRIATE WINDOW AND DOOR OPENING LINTELS, ARCHES AND CILLS.

Windows - description:

Description of *existing* materials and finishes:

ALUMINIUM AND TIMBER DOUBLE HUNG SLIDING SASH WINDOW FRAMES

Description of *proposed* materials and finishes:

THE WINDOWS JOINERY GENERALLY WILL BE OF TIMBER WINDOW JOINERY EITHER MULTI-LAYERED SOFTWOOD OR HARDWOOD DOUBLE HUNG SLIDING SASH FRAMES AND SASH WINDOW FRAMES WITH DOUBLE GLAZING. FACE MATERIALS WILL BE RECLAIMED AND WILL MATCH THE EXISTING, AS FAR AS PRACTICABLE.

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:

DAS - Churchill Road NW5 1AN - 30 January 2018.pdf
DAS Supplementary - Churchill Road NW5 1AN - 30 January 2018.pdf
CHURC24.PL.2.04.pdf (Drawing)

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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):

Please refer to drawings numbers CHURC24.E.01 - CHURC24.E.05 inclusive.

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

13. Assessment of Flood Risk

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:

The existing property comprises a mid-terrace three storey house, which was occupied and used in multiple occupancy and or converted into flats (three flats), and is currently dilapidated and vacant.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

The existing property comprises a mid-terrace three storey house, which was occupied and used in multiple occupancy and or converted into flats (three flats), and is currently dilapidated and vacant.

When did this use end (if known) (DD/MM/YYYY)?

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					

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					

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					

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					

18. Residential Units

Proposed Key Worker Housing Total

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?

133.00

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

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)

25. Site Visit

☒ 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