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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: First name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use: *Resubmission to renew existing planning permission due to expire 17/03/2018 (2014/16855/P)*

The massing increase proposed for this property occurs exclusively to the rear of the building at lower ground floor level. The line set by the adjacent properties extension [97 Torriano Avenue] signifies the extent of our proposed extension. The garden is extremely large to the rear of the property and by utilising clever design moves we can let the property benefit from an extra bedroom and open plan living/kitchen/dining area. We do not envisage the massing having a negative effect on either properties either side of our building. The extension ultimately creates a consistency of rear elevation with no. 97. The vehicular car park presence to the rear of the site negates any visibility problems from the rear so no other property has to overlook this extension from the rear.

Erection of a single storey rear extension at ground floor level

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: 95 Suffix: A

House name: _____

Street address: Torriano Avenue

Town/City: London

County: _____

Postcode: NW5 2RX

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 529518

Northing: 185239

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:

As Existing - hard standing to front of property ~~As Existing - hard standing to front of property~~

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

Yes No

If Yes, please provide details: normal waste collection

Recycling bins and normal waste collection bins as existing in front of property

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):

Walls - description:

Description of *existing* materials and finishes:

The walls of the property will remain unchanged from public street view to the front. This [white render] is currently been given a facelift and re-fresh by Camden council but does not involve any of the proposals in this application.

The rear elevation of the entire 4-story house is brown/red London stock brick. We are not proposing to change this but rather use the same brick for the side walls of the proposed extension.

Description of *proposed* materials and finishes:

We are not proposing to change the finish of the proposed walls but rather use the same brick for the side walls of the proposed extension. The rear elevation at ground floor extension is mainly glazed doors.

9. (Materials continued)

Roof - description:

Description of existing materials and finishes:

The existing roof is currently being used as a roof terrace to the Flat above 95b Torriano Avenue. They have erected black railings along the footprint of the massing below. These railings or this use of roof deck above is quite untidy and organic.

Description of proposed materials and finishes:

We are proposing to extend the roof to the rear and to the side. The finish we are proposing is in keeping with the existing - with black UPVC gutter and rainwater pipes. The decking belonging to 95b will be re-instated but appear much more architectural and tidy - also in keeping with building regs spacings and height of 1100mm. We are proposing a crisp and contemporary glazed roof strip 800mm wide which exists on the south side of the extension. This in essence, occurs directly above the long 800m kitchen counter strip running along the new extension - forming an architectural rhythm which runs right through the property to the outside with an outdoor counter and barbecue / seating length of cast concrete counter/seat. This is proposed to be contemporary and crisp architectural addition to the language of the new extension while also allowing great natural lighting benefits.

Windows - description:

Description of existing materials and finishes:

The existing windows are sash windows in white painted softwood. We are not altering the front windows but will be altering the side windows once we propose to push sideways to the rear boundary wall.

Description of proposed materials and finishes:

The windows will be replaced with a transparent tri-folding door which stretches along the length of the rear elevation. A small 800mm portion of fixed window glazing is located above the counter [see plan]. This is in keeping with the 800mm strip of roof light running above the length of kitchen counter and folding down crisply to form a a contemporary window at the counter. The Window to the courtyard is full-height glazed opening to maximise light intake.

Doors - description:

Description of existing materials and finishes:

The existing rear door is a solid timber painted door as is the front door to the property. We are proposing to replace the current front door with a like for like version [but much newer and cleaner].

Description of proposed materials and finishes:

The rear tri-folding doors we are proposing are aluminium framed crisp and contemporary tri-folding doors at 800mm sections. [to match the rhythm of the roof light and kitchen counter].

Boundary treatments - description:

Description of existing materials and finishes:

a small existing garden wall runs along the rear of the garden to the north (1930mm high) To the rear of the garden a London stock brickwork wall rises to 2100mm high. to the south of the rear garden a temporary bamboo fence runs along the boundary at 1930mm high.

Description of proposed materials and finishes:

We are proposing to create a uniform 2100mm boundary wall built from the local London stock reclaimed brickwork (as existing). To offer privacy and seclusion in the back garden - especially from the car park and industrial use to the west.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

There is hard standing to the front of the property - namely concrete stone pavers

Description of proposed materials and finishes:

We are proposing to re-instate much crisper and cleaner portland/limestone pavers in place of the old and tired concrete broken pavers.

Lighting - add description

Description of existing materials and finishes:

nothing currently exists

Description of proposed materials and finishes:

we are proposing conventional sensor lighting in front of the front door and also mood lighting at the rear of the property so the back garden can be enjoyed in the evening.

Others - description:

Type of other material:

~~CONCRETE~~ N/A

Description of existing materials and finishes:

~~There is currently hard standing to the front of the property - namely concrete stone pavers~~ N/A

Description of proposed materials and finishes:

~~We are proposing to re-instate much crisper and cleaner portland/limestone pavers in place of the old and tired concrete broken pavers.~~ N/A
We are proposing to re-instate the wooden shed and use it as a writers cabin. This is to facilitate the owners love of writing and being in the back garden. This re-instatement is pitched behind the 2100mm wall to the west. The purpose of this is also to act as a buffer between the tranquil garden and the car park/industrial use beyond.

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:

Design and Access Statement (attached to submission) N/A

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
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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):

Proposed Plans

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:

Residential

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

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

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 2010 Certificate under Article 12

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.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name		20/10/2014
Number:	95 Suffix: B House name:	
Street:	Torriano avenue	
Locality:	Kentish Town	
Town:	London	
Postcode:	NW5 2RX	
Title:	Mr First name: Pol Surname: Gallagher	
Person role:	Agent Declaration date: 20/10/2014 14/02/2018 <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

14/02/2018
~~20/10/2014~~