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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 &amp; Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Gill"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="29 Hollycroft Avenue"/>				
	<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="NW3 7QJ"/>				
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="Ms"/>	First Name:	<input type="text" value="Jemma"/>	Surname:	<input type="text" value="Williams"/>
Company name:	<input type="text" value="Alex Tart Architects"/>				
Street address:	<input type="text" value="The Old Boathouse"/>				
	<input type="text" value="1A Putney Embankment"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02039378989"/>				
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="SW15 1LB"/>				
	<input type="text" value="jemma@alexartarchitects.com"/>				

### 3. Description of the Proposal

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

Rear infill extension at 29 & 31 Hollycroft Avenue and increasing the height of the partywall between the two extensions. Additional alterations to the elevation of no 29 Hollycroft Avenue.

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:

1. The neighbours of no 29 and 31 are both interested in working together to build infill extensions at their properties to make the houses better suited to modern family life. Therefore a single joint application can be submitted for both extensions simultaneously to benefit both neighbours.
2. No 29 Hollycroft Avenue extension should be stopped short of the existing rear of the house.

#### 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:

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

Existing store unchanged

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)?

To allow more light into the existing footprint and to successfully integrate the new extension with the main house.

10. 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:

The proposed infill extension at No 29 Hollycroft will have a solid roof with large rooflights. The proposed infill extension at no 31 replicates the design of the approved scheme (2018/0721/P) - a single storey contemporary structurally glass roof is proposed.

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The proposed infill extension at no 29 is finished with minimalist, contemporary aluminium sliding glazed doors with a slender brick facia in reclaimed stocks to match the main house. The proposed infill extension at no 31 replicates the design of the approved scheme (2018/0721/P) - a single storey contemporary structurally glass roof and rear façade is proposed.

Windows - description:

Description of *existing* materials and finishes:

painted timber sash windows

Description of *proposed* materials and finishes:

The new windows on the side elevation will be painted timber sash windows to match the existing.

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  
P05.0\_Rear elevation and sections  
P06.0\_Sections B-B&C-C  
P07.0\_Side Elevations

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

☒

Package treatment plant

☐

Unknown

☐

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

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):

Existing drainage connection to the sewers unchanged.

## 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:

The properties to which this application relates are two semi-detached houses that form single-family dwellings arranged over ground, first, second floor

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					

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

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

## 18. 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

## 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?

795.00

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:

NA Domestic residential use only on the 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)

## 24. Hazardous Substances

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 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="Mr &amp; Mr Rudd"/>	<input type="text" value="18/05/2018"/>
Number: <input type="text" value="31"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Hollycroft Avenue"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="NW3 7QJ"/>	
Title: <input type="text" value="Ms"/> First name: <input type="text"/> Surname: <input type="text" value="Williams"/>	
Person role: <input type="text" value="AGENT"/> Declaration date: <input type="text" value="21/05/2018"/> <input checked="" type="checkbox"/> 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