

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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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. Site Address

Number	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Wadham Gardens"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 3DN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="527042"/>
Northing (y)	<input type="text" value="183947"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Philip"/>
Surname	<input type="text" value="Mizon"/>
Company name	<input type="text" value="Amek Property Investments LLP"/>
Address line 1	<input type="text" value="16 Finchley Road"/>
Address line 2	<input type="text" value="St. John's Wood"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>

## 2. Applicant Details

Postcode	NW8 6EB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mr
First name	Simon
Surname	Watkins
Company name	HUB Architects and Designers Ltd.
Address line 1	15 Hoopers Yard
Address line 2	Kimberley Road
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	NW6 7EJ
Primary number	02073282576
Secondary number	
Fax number	
Email	simon@hubarchitects.co.uk

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

654

Unit

sq.metres

## 5. Description of the Proposal

Please describe the proposed development including any change of use and details of the proposed demolition

This statement relates to a proposal to create an excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grills, internal alterations to dwelling flats on ground, first and second floors, new window openings to rear ground floor elevation, block 1x window rear first floor level, demolition and re-building of the north-west end of the building, new boundary treatment with railings and landscaping works, in association with 6 existing dwellings at 1 Wadham Gardens, St. John's Wood, London NW3 3DN

Has the work or change of use already started?

Yes  No

## 6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The main elevation on Elsworth Road and Wadham Gardens will remain unchanged. There will be minor alterations to the elevations of the more recently built "Cottage" (apartment 3). This part will be demolished and rebuild to allow for creating sunken terrace providing better lighting to the basement apartment. The scale of the building will remain unchanged.

## 7. Existing Use

Please describe the current use of the site

The existing site currently comprises 6 dwelling flats on different levels.

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

## 8. Materials

Does the proposed development require any materials to be used in the build?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Exterior red brick + red tiles

Description of proposed materials and finishes:

Match existing where applicable

Roof

Description of existing materials and finishes (optional):

Brown roof tiles

Description of proposed materials and finishes:

Matching existing where applicable

Windows

Description of existing materials and finishes (optional):

White joinery throughout the building

Description of proposed materials and finishes:

Matching existing where applicable

Doors

Description of existing materials and finishes (optional):

White wooden doors

Description of proposed materials and finishes:

Matching existing where applicable

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Painted paling fence

Description of proposed materials and finishes:

Matching existing where applicable

## 8. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	There's no existing vehicle access
Description of proposed materials and finishes:	There's no proposed vehicle access

Lighting	
Description of existing materials and finishes (optional):	There's no existing exterior lighting
Description of proposed materials and finishes:	There's no proposed exterior lighting

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings:  
1179 - 01 Photo Sheet  
1179 - 00 Existing Location Plan  
1179 - 01 Existing Plans  
1179 - 02 Existing Elevations  
1179 - 03 Existing Sections  
1179 - 00 Proposed Site Plan Diagram  
1179 - 01 Proposed Block Plan  
1179 - 02 Proposed Plans  
1179 - 03 Proposed Elevations  
1179 - 04 Proposed Sections  
1179 - 05 Proposed Hard & Soft Landscaping  
1179 - 06 Proposed Waste/Cycle Storage  
1179 - 07 Proposed Waste/Cycle Storage  
1179 - 08 Proposed Bin Shed & Garden Gate  
1179 - 09 Proposed Garden Gate  
1179 - 10 Proposed Railing  
1179 - App - 01 Design & Access Statement

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

Is a new or altered vehicular 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

## 10. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

## 11. 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'.**

## 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 a 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

Existing water course

Soakaway

Main sewer

Pond/lake

## 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 (see guidance note):

- 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 (see guidance note):

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance (see guidance note):

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Bin storage area outside the building but within the site easy accessible for collection.

## 15. Waste Storage and Collection

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

Yes  No

If Yes, please provide details:

Space allocated for separate storage and collection of recyclable waste.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 17. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use 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

Will the proposed development require the employment of any staff?

Yes  No

## 20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 21. 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:

This is a residential site and therefore not applicable to this proposal.

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 it clear what information it requires on its website**

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 23. 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

## 24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 25. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

## 26. Ownership Certificates and Agricultural Land Declaration

**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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)