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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. Site Address

Number	<input type="text" value="23"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat B"/>
Address line 1	<input type="text" value="Dunollie Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW5 2XN"/>

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

Easting (x)	<input type="text" value="529318"/>
Northing (y)	<input type="text" value="185404"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Stott"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="23b Dunollie Road"/>
Address line 2	<input type="text" value="Kentish Town"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	<input type="text" value="NW52XN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

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

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="97"/>
Unit	<input type="text" value="sq.metres"/>

5. Description of the Proposal

Please describe the proposed development including any change of use

I wish to replace all of the windows + frames in the property, all of which are in a very poor state of repair and are beyond commercial repair. There are 10 windows in total (7 sash windows, 3 smaller windows). I have instructed a local glazier who specialises in the replacement of sash windows. I plan to fully retain the original style and design of each of the sash windows. All windows will match the style of the houses on the street and all frames will be painted white.

I wish to install double glazed windows throughout the property in order to increase energy efficiency.

For one of the sash windows (in the kitchen area) I would like to slightly raise the lower sill of the window as it is currently approximately six inches below the kitchen counter (and therefore it is difficult to open / close). I intend to ask a builder to add a few layers of bricks and for the glazier to reinstall a slightly smaller sash window + frame in order that it sits slightly above the kitchen counters (which are at a standard height). This sash window is not street-facing and is standalone (i.e. there is no sash window next to it).

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

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

7. 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):

7. Materials

Walls

Description of existing materials and finishes (optional):

There are 10 windows in the property (seven are sash windows, 3 are normal smaller windows). All windows are in a poor state of repair (having consulted a glazier, it has been confirmed to be that all are beyond commercial repair). The glass panes are in varying conditions but all range from poor to very poor. All panes are single-glazed. The frames to all 10 windows are timber (in poor condition) and painted white.

7. Materials

Walls

Description of proposed materials and finishes:

All sash windows will be replaced to reflect the original style (and of course frames to be timber and painted white as per all houses on the street). All non-sash windows to be replaced (same size, but to become double glazed). Timber frames to be replaced but in the same style and each painted white). I attach to my application designs of the sash windows. Each sash window will be in the exact same style and have the same frame as the previous windows. All sash windows will have the following specification / design (provided by my glazier):

Supply & fit new double glazed box sash window
- timber - box(es): European Redwood (softwood)
- timber - sill(s): Sapele/variants (hardwood)
- fully painted (with micro-porous paint)

Draught proof box sash window(s) to BS 7386

Supply & fit new double glazed sash(es) - top
- timber - sash(es): European Redwood (softwood)
- 4-16-4 sealed unit
- Low-E Soft coat

- warm edge spacer bar: Swisspacer/variants

- gas filled: argon

- U-Value of DG unit (heat loss) 1.1 W/m2

Supply & fit new double glazed sash(es) - bottom

- timber - sash(es): European Redwood (softwood)
- 4-16-4 sealed unit
- Low-E Soft coat

- warm edge spacer bar: Swisspacer/variants

- gas filled: argon

- U-Value of DG unit (heat loss) 1.1 W/m2

- deep bottom rail

Supply & fit new lead sash weight(s)

Supply & fit new sash pulleys (polish chrome finish)

Supply & fit new sash security stop(s) (polish chrome finish)

Supply & fit new Fitch sash fastener(s) (polish chrome finish)

Supply & fit new sash lift(s) (polish chrome finish)

Supply & fit new sash D-handle(s) (polish chrome finish)

FENSA Installation Certificate and RAS Five Year Guarantee.

The sash window in the kitchen is currently too large (it is below the kitchen counters and thus cannot be opened properly). The kitchen window is not street facing and is not sitting next to any other sash windows (thus no issues with symmetry etc.). I would like to remove the window and add a few layers of bricks and replace it with a sash window of the exact same style which sits immediately above the kitchen counters.

The dimensions of the sash windows to be replaced which I do not yet have designs for (these are forthcoming) will be built exactly to match the specifications of the current sash windows, which are as follows:

Second floor – rear elevation – bedroom - sash

W1200

H1600

Second floor – rear elevation – landing - sash

W1000

H1580

All non-sash windows shall be the same size as the current windows. The following information has been supplied by my glazier for the non-sash windows:

Supply & fit new double glazed casement window

- timber - frame: European Redwood (softwood)

- timber - sill: Oak (hardwood)

7. Materials

Walls

- fully painted (with micro-porous paint)
 - engineered/laminated timber for added stability
 - 4-16-4 sealed unit
 - warm edge spacer bar: Swisspacer/variants
 - Low-E Soft coat
 - gas filled: Argon
 - U-Value of DG unit (heat loss) 1.1 W/m2
- FENSA Installation Certificate and RAS Five Year Guarantee

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

The general plan of the property showing where all of the windows are located is named 'General Plan'.
The designs for F1 and F2 windows are in the pdf entitled 'F1 and F2 designs'.
The designs for F3 and F4 windows are in the pdf entitled 'R1 design'.

8. 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

10. 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'.

11. 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

11. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. 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

13. 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Not relevant to my plans (which only affect window replacement).

14. 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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

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

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. 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:

N/A

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

21. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

22. 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

23. Pre-application Advice

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

Yes No

24. 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

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Camden Borough Council
Number	
Suffix	
House Name	
Address line 1	23b Dunollie Road
Address line 2	Kentish Town
Town/city	London
Postcode	NW52XN
Date notice served (DD/MM/YYYY)	03/08/2018

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)