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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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	EC2A 2EX
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Miss
First name	Alex
Surname	Reichardt
Company name	Kia Designs1
Address line 1	Wework Spitalfields
Address line 2	1 Primrose Street
Address line 3	
Town/city	London
Country	
Postcode	EC2A 2EX
Primary number	07986280760
Secondary number	
Fax number	
Email	alex@kiadesigns.co.uk

4. Site Area

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

57.5

Unit

sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

We would like to propose some minor adjustments to New End Cottage, a detached 2 bedroom unlisted cottage in the Hampstead Conservation Area, as discussed with Planning Officer Mr Marfleet and conservation officer Nick Baxter.

These mainly concern the glazing. Our client is keen to replace, rather than refurbish all the current windows in the property. We would like to replace all with a more energy efficient version, as the EPC rating for the house is currently F. We would like to stress that the character of the building will in no way be affected. Our clients have purchased the property based on their love for its cottagey feel and the character of the neighbourhood. We would be

using either The Heritage Window Company or Hugo Carter, both of whom create bespoke glazing solutions for listed buildings and specialise in preserving the character of the property whilst providing maximum insulation and have done in other NW3 properties.

New windows to be:

-Durable, sustainable hardwoods for new joinery (FSC, engineered, knot free).

-High performance double glazing (drained and vented rebates, low-e soft coat, argon fill and warm edge

5. Description of the Proposal

- Sympathetic reproduction of original details (sash horns, glazing bars, section sizes). As like-for-like as possible.
- Key-operated security stops (for insurance compliance and child safety).
- Building regulations compliance as applicable (including Part B (fire egress), Part L (energy efficiency) and Part K (safety glazing)).

In addition to replacing the windows we would like to replace the single door to the upstairs terrace with french doors in a similar style, increasing the opening by an extra 40% and replace the large sash window in the reception room leading onto the terrace with a set of french double doors, also with a 40% gain. This window is not visible from any vantage point outside the property.

We would like to replace the skylight in the kitchen with a walk-on equivalent, no change to size, to increase the usable terrace space above. The terrace will also be re-tanked and levelled to prevent the current pooling and damp issues created by the skylight run-off.

We would also like to introduce 2 skylights to the rear side of the roof, to provide the upper floor with more light. We would be looking to make these discreet, flush with the roof, in a matching colour and minimise the change to facade aesthetic. Both will be significantly smaller in size than the existing windows, no larger than 160cm in length and 60cm width. Neither skylight would be visible from street level. We would use a company that has also provided skylights to listed buildings in the local area to ensure maximum discretion and continuity.

We are also seeking to change the front door, but not alter it's dimensions

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Domestic dwelling/residential.

The property is not listed, but is in close proximity to listed buildings. The cottage is mostly hidden from view behind a large wall to the street side, and behind a large block of apartments directly in front. To the rear the building backs onto a retaining wall for properties on a higher elevation.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Domestic dwelling. Vacated in May.

When did this use end

(if known)?
DD/MM/YYYY

01/05/2018

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):

Windows	
Description of existing materials and finishes (optional):	Single glazed sash windows wood
Description of proposed materials and finishes:	Double glazed sash windows wood (sympathetic replica) 2 x new roof lights, from Conservation area specialists, flush to roof tile level and matching the colour of the tiles
Doors	
Description of existing materials and finishes (optional):	Glass and wood Front door
Description of proposed materials and finishes:	Glass and Wood front door, slightly altered style. No change to dimension

7. Materials

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

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

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):

12. Biodiversity and Geological Conservation

- 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.

There is no alteration to sewage, the building will retain it's current waste disposal channels.

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

If Yes, please provide details:

Our amendments do not interfere with the property's current waste and storage arrangement

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:

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

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	Mr
First name	Patrick
Surname	Marfleet
Reference	New End Cottage

Date (Must be pre-application submission)

Details of the pre-application advice received

Attached as separate document.
Please note we have taken Patrick's suggestions on board and have altered our plans for the roof lights, moving both to the rear elevation, removed from view, as well as dropping plans to alter the rear patio wall.

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 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

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)