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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="44"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Maisonette Lower Ground And Ground Floor"/>
Address line 1	<input type="text" value="Coity 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 4RY"/>

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

Easting (x)	<input type="text" value="528318"/>
Northing (y)	<input type="text" value="184920"/>

Description

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Sophie"/>
Surname	<input type="text" value="Gregoriou"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Lower Ground And Ground Floor"/>
Address line 2	<input type="text" value="44 Coity Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW5 4RY
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	Saman
Surname	Zadehkochak
Company name	
Address line 1	13
Address line 2	Ferndown Close
Address line 3	
Town/city	SUTTON
Country	
Postcode	SM2 5TG
Primary number	07453293738
Secondary number	
Fax number	
Email	info@circle-z.co.uk

4. Site Area

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

70

Unit

sq.metres

5. Description of the Proposal

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

- Demolition of the existing Lower Ground Floor Bathroom outrigger.
- Single storey rear extension and conservatory at the lower ground floor to create a larger Dining/Living space.
- Interior alterations
- Removal of existing Stairs and installation of new stairs from lower ground floor courtyard into the garden.
- Creation of new roof terrace to the upper ground floor together with stairs to the garden.

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)?

- Demolition of the existing outrigger to the lower ground floor in order to construct a larger rear extension
- Removal the window to the master bedroom and replace with door in order to allow access to the new roof terrace.

7. Existing Use

Please describe the current use of the site

C3 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

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):	Facing brick and white render
Description of proposed materials and finishes:	white render Same as Existing, yellow stock brick if repairs needed to party garden walls. Pre-cast concrete copings.

Roof	
Description of existing materials and finishes (optional):	slates
Description of proposed materials and finishes:	Grey powder coated aluminium frame and glass roof to conservatory. GRP resin on main roof.

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Grey powder coated aluminium bi-fold doors at Lower Ground Floor. White timber frame french doors at Upper Ground Floor.

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

Please see Design and Access statement and drawings 02A, 03B, 04A and 05C

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

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

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

13. Biodiversity and Geological Conservation

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

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

- Yes No

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:

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

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 (Must be pre-application submission)

Details of the pre-application advice received

Pre-application advice was sought following the refusal of a previous planning application, (Ref: 2017/2097/P - refused 7th June 2017), for a joint two storey scheme for no.42A and 44 Coity Road. A dialogue with the case officer for the refused scheme, Laura Hazelton, has continued between June and October this year with the owners of no 42A. The revised design has responded both to the original reasons for refusal and to her recent comments on the revised design for no 42A now consented under 2017/6062/P. The submission reflects these discussions.

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 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* 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

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	David West
Number	44
Suffix	
House Name	
Address line 1	1st Floor Flat
Address line 2	Coity Road
Town/city	London
Postcode	NW54RY
Date notice served (DD/MM/YYYY)	24/07/2018

Person role

- The applicant
 The agent

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Sophie"/>
Surname	<input type="text" value="Gregoriou"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="14/08/2018"/>

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)