

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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

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	NW3 7UY
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	Joe
Surname	Magri
Company name	Hut Architecture
Address line 1	Studio 408, 134-146 Curtain Road
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	EC2A 3AR
Primary number	02073998680
Secondary number	
Fax number	
Email	joe@hutarchitecture.com

4. Site Area

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

1545

Unit

sq.metres

5. Description of the Proposal

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

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposed works is to demolish the roof top extension and replace for a new roof top extension.

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 existing roof top extension architectural character could be described as a conservatory built circa 20 years ago. The design requires extensive refurbishment and is very impractical for the occupiers as it overheats. By demolishing and replacing the roof top extension, the internal layout and design can be improved to provide a comfortable environment suitable for the age of the users, who are retired.

7. Existing Use

Please describe the current use of the site

The site is occupied by a 2-storey detached house which is split into 4 flats. We are dealing with flat 4, which occupies part of the first floor and half of the roof level.

The property is currently a home for a wife and husband who are retired. The bedrooms, kitchen and dining areas are located on the first floor, no work is taking place on this level.

The living space is located on the second floor which is connected to a roof terrace. The proposal is for this level only.

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):	The roof top extension is a conservatory made from uPVC and glass.
Description of proposed materials and finishes:	Standing seam zinc.

Roof	
Description of existing materials and finishes (optional):	Pitched element of the roof is the same materials as the walls as it wraps up and over. This is uPVC and glass. The flat roof materials are unknown.
Description of proposed materials and finishes:	The pitched element of the roof will match the walls finish, a standing seam zinc. The flat roof will be a light grey liquid membrane.

Windows	
Description of existing materials and finishes (optional):	White uPVC plastic windows
Description of proposed materials and finishes:	High quality fixed, thermally broken window with minimal frames. Colour of frames to match zinc.

Doors	
Description of existing materials and finishes (optional):	White uPVC door.
Description of proposed materials and finishes:	High quality, thermally broken sliding doors with minimal frames. Colour of frames to match zinc.

8. Materials

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

Existing Drawings:

E012 - Existing Second Floor Plan
E013 - Existing Roof Plan
E030 - Existing North Elevation
E031 - Existing East Elevation
E032 - Existing South Elevation
E033 - Existing West Elevation
E040 - Existing Section 01
E041 - Existing Section 02

Proposed Drawings:

012 - Proposed Second Floor Plan
013 - Proposed Roof Plan
030 - Proposed North Elevation
031 - Proposed East Elevation
032 - Proposed South Elevation
033 - Proposed West Elevation
040 - Proposed Section 01
041 - Proposed Section 02

H477_Temple Heath Lodge_Design and 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

12. Assessment of Flood Risk

- 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

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

The existing building has an established and functioning drainage system. The proposed works is replacing like for like. This works in relation to the foul sewage is for a wc and sink.

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

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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:

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

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 and/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

25. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

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

Name of Owner/Agricultural Tenant	Mr Lawson and Ms Mishon
Number	
Suffix	
House Name	
Address line 1	25 Old Burlington Street
Address line 2	
Town/city	London
Postcode	W1S 3AN
Date notice served (DD/MM/YYYY)	09/10/2018

Name of Owner/Agricultural Tenant	Mr and Mrs Slavin
Number	
Suffix	
House Name	
Address line 1	Flat 2 Temple Heath Lodge
Address line 2	33 Templewood Avenue
Town/city	London
Postcode	NW3 7UY
Date notice served (DD/MM/YYYY)	09/10/2018

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Mr and Mrs Niarchos
Number	
Suffix	
House Name	
Address line 1	5 Winnington Close
Address line 2	
Town/city	London
Postcode	N2 0UA
Date notice served (DD/MM/YYYY)	09/10/2018

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)