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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	22
Suffix	
Property name	
Address line 1	Acol Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW6 3AG

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

Easting (x)	525528
Northing (y)	184142

Description

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2. Applicant Details

Title	Ms
First name	Cathy
Surname	O'Reilly
Company name	
Address line 1	22, Acol Road
Address line 2	Flat C
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	NW6 3AG
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	Jason
Surname	Warren
Company name	Belsize Architects
Address line 1	48 Parkhill Road
Address line 2	
Address line 3	
Town/city	London
Country	
Postcode	NW3 2YP
Primary number	02074824420
Secondary number	
Fax number	
Email	jason@belsizearchitects.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	530
Unit	sq.metres

5. Description of the Proposal

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

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.

Remodelling the interior spaces of the existing property; extending to the rear of the property with a single storey extension; replacing an existing timber framed single glazed first floor bay window at the rear of the property with a powder coated aluminium framed double glazed bay window (to the same overall dimensions); adding a new timber framed double glazed window to the west facing side elevation at ground floor level; adding a new roof light to the main roof above the new internal staircase that will provide private access to the existing top floor flat; adding two entrance doors to the east facing side elevation at ground floor level (replacing one existing door to a external storage room and replacing one window). All of the above is in support of remodelling the property from its current arrangement of 4 x flats (1 x 1 bed + 2 x 2 bed + 1 x 3 bed) to the proposed arrangement of 3 x flats (1 x 1 bed + 1 x 2 bed + 1 x 4 bed).

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

6. Existing Use

Please describe the current use of the site

Residential use arranged as four flats

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):

Walls	
Description of existing materials and finishes (optional):	brick
Description of proposed materials and finishes:	brick (to match existing)

Roof	
Description of existing materials and finishes (optional):	pitched tiled roof(s)
Description of proposed materials and finishes:	flat roof with decorative pebbles for new rear ground floor extension

Windows	
Description of existing materials and finishes (optional):	Timber framed single glazed windows
Description of proposed materials and finishes:	1. New extension (and replacement bay window immediately above): Powder coated aluminium framed double glazed windows and sliding doors 2. New Side / West Facing Elevation window: Timber framed double glazed windows 3. New roof light for main roof above new internal stairs up to top floor flat: Double glazed roof light to match existing / other roof lights

Doors	
Description of existing materials and finishes (optional):	Timber doors
Description of proposed materials and finishes:	1. Powder coated aluminium door to new extension. 2. Timber doors to match existing timber doors for new flat main entrance doors on east facing side elevation

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 following list includes the details of the attached existing and proposed conditions drawings and the associated Design and Access Statement:

7. Materials

Design and Access Statement:
"22AR DAS draft 18.10.19"

Site Location Plan:
"22AR SLP100 SITE LOCATION PLAN"

Existing Conditions Drawings:
"22AR SP100 EXIST SITE PLAN WITH GF SHOWN"
"22AR S100 EXIST GF PLAN"
"22AR S101 EXIST 1ST FLR PLAN"
"22AR S102 EXIST 2ND FLR PLAN"
"22AR S103 EXIST ROOF PLAN"
"22AR S201 EXIST FRONT AND REAR ELEVS"
"22AR S202 EXIST EAST AND WEST ELEVS"
"22AR S301 EXIST SECTIONS"

Proposed Conditions Drawings:
"22AR PP100 PROP SITE PLAN WITH GF SHOWN"
"22AR P100 PROP GF PLAN"
"22AR P101 PROP 1ST FLR PLAN"
"22AR P102 PROP 2ND FLR PLAN"
"22AR P103 PROP ROOF PLAN"
"22AR P201 PROP FRONT AND REAR ELEVS"
"22AR P202 PROP EAST AND WEST ELEVS"
"22AR P301 PROP SECTIONS"

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

11. Assessment of Flood Risk

- ☐ 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.

The applicant / owner has had a CCTV drain survey carried out and has determined that all the inspection chambers / drains on the property are private drains serving only this property. The new proposals will only connect to the existing private drains and will have no impact on public drains.

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

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;

16. Residential/Dwelling Units

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

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	1	1	0	1	0	3
Total	1	1	0	1	0	3

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

Market: Existing Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	1	2	1	0	0	4
Total	1	2	1	0	0	4

Total proposed residential units	<input type="text" value="3"/>
Total existing residential units	<input type="text" value="4"/>

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

24. 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

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?

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

25. Ownership Certificates and Agricultural Land Declaration

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)