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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="58"/>
Suffix	<input type="text" value="A"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Redington 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="NW3 7RS"/>

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

Easting (x)	<input type="text" value="525660"/>
Northing (y)	<input type="text" value="186173"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Daniel"/>
Surname	<input type="text" value="Belov"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="58A, Redington Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW3 7RS
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	Thomas
Surname	Gliszczynski
Company name	TAG ARCHITECTS
Address line 1	14 Belsize Crescent
Address line 2	
Address line 3	
Town/city	London
Country	UK
Postcode	NW3 5QU
Primary number	02074317974
Secondary number	
Fax number	
Email	tag.arch@virgin.net

4. Site Area

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

953

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 demolition of one existing dwelling house of 4-storeys inclusive of basement under the front drive plus empty loft , and the erection of one new dwelling house of 4-storeys inclusive of the existing basement under the front drive and new basement under the garden level plus habitable rooms in the loft space. The house would contain 5 bedrooms, one off-street parking space in the front drive (replacing two off-street parking spaces in the drive and further two on-street parking spaces).

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 extent and nature of the intrusive works make it more efficient to partially demolish and re build. This would eliminate the existing serious construction defects and replace them with efficient environmentally advanced construction techniques. A benefit will also accrue in amenity terms by making the build programme quicker and avoiding slower and piecemeal demolition thereby limiting disturbance. It should also allow a better opportunity for segregation of larger materials to be recycled.

To this end, a Structural Report on Proposed Demolition (SRoPD) has been prepared by specialist ELITE DESIGN Structural Engineers Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this Application.

7. Existing Use

Please describe the current use of the site

Residential single-family dwelling house. (Planning Class C3(a))

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):

Fair-faced brick masonry.

Description of proposed materials and finishes:

Matching fair-faced brick masonry.

Roof

Description of existing materials and finishes (optional):

Pitched roofs in ceramic roofing tiles. Flat roofs in asphalt membrane.

Description of proposed materials and finishes:

Pitched roofs in matching ceramic roofing tiles. Flat roofs in GRP with sedum covering.

Windows

Description of existing materials and finishes (optional):

Timber frames of modern and traditional profiles mix. Single glazed.

Description of proposed materials and finishes:

Timber frames of matching traditional profiles. Double glazed with conservation thin glazing and traditional thin glazing bars.

Doors

Description of existing materials and finishes (optional):

Timber doors in timber frames, in a mix of traditional and modern profiles.

Description of proposed materials and finishes:

Traditional timber doors in timber frames.

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

A mix of old fair-faced brick walls and timber fences.

8. Materials

Boundary treatments (e.g. fences, walls)

Description of proposed materials and finishes:

As existing, walls and fences to be repaired.

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Vehicle access cross-over, two off-street parking spaces in the front drive finished in modern solid brick hard standing on top of existing basement roof.

Description of proposed materials and finishes:

Existing cross-over retained, but made narrower, to serve one off-street parking in the front patio. The front patio on top of the existing basement roof to have paving for car hard standing and a mix of tiling and soft landscaping for pedestrian access to the house.

Lighting

Description of existing materials and finishes (optional):

Existing porch light, security and amenity lighting.

Description of proposed materials and finishes:

As existing. Lighting to be on day/night timers and movement sensors. Light spillage and glare to be eliminated as practicable.

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

All plans and elevations have relevant design information noted.

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	1	-1

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

11. Trees and Hedges

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

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

If Yes, please provide details:

A dedicated bins storage area in the Front Patio.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

A dedicated bins storage area in the Front Patio.

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:

Not applicable.

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

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

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 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

26. Ownership Certificates and Agricultural Land Declaration

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)