

PL\_8602091

# PL\_8602091

	No. of Sides	Plan Size
AF	2	A4
DR	2	A1
SP	0	0
DN	1	A4
AD	0	0

TEXT CAPTURE: N



dd - mon - yy

Received Date / Date of Application:  
 Decision Date:  
 Decision Type:  
 Appeal Decision:  
 Decision Notice Style:


Case File Ref      G3/4/17

**BOX ID**

Case File SubRef

61



Header

6553

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

## APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee 106

Cheque/Postal Order/Cash

Receipt No. Issued P10619 27/10/86

Borough Ref. 93/4/17

Registered No. 8602091

Date Received 24.10.86

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

**PART ONE**

To be completed by or on behalf of all applicants as far as applicable.

**FEE** (where applicable)

£ 24.00

**1. APPLICANT (in block capitals)**

Name Mr. Ranjit  
Address 52 Fordwych Road,  
London Nw2

Tel. No. ....

**AGENT (if any) to whom correspondence should be sent**

Name Willmotts Professional Services,  
Address 63/65 Goldhawk Road,  
London W12 8EH

Tel. No. 01 743 4444 REF. JH/P.6935

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates 52 Fordwych Road, London NW2

(b) Site area 0.0259 HECTARES OR 259 m<sup>2</sup> hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use. Conversion of existing three storey property arranged as bedsits into two bedroom flats, and a two storey rear extension.

(d) State whether applicant owns or controls any adjoining land and if so, give its location. N/A

RECEIVED  
24 OCT 1986 (A.M.)  
ACK: REF. TO:

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)	State Yes or No <input checked="" type="checkbox"/> YES	▶ If "Yes" state gross floor area of proposed building(s).	<u>15.170m<sup>2</sup> Ground floor</u> <u>15.170m<sup>2</sup> FIRST FLOOR</u> <u>30.340 m<sup>2</sup></u>
(ii) Alterations	<input checked="" type="checkbox"/> YES	▶ If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	
(iii) Change of use	<input checked="" type="checkbox"/> NO	▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	
(iv) Construction of a new access to a highway	vehicular... <input type="checkbox"/> N/A pedestrian <input type="checkbox"/> N/A		hectares/m <sup>2</sup> *
(v) Alteration of an existing access to a highway	vehicular... <input type="checkbox"/> N/A pedestrian <input type="checkbox"/> N/A		

\* Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  NO  YES
- (ii) Full planning permission  YES  NO
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO  YES
- (iv) Consideration under Section 72 only (Industry)  NO  YES

If Yes strike out any of the following which are not to be determined at this stage.

1 siting	4 external appearance
2 design	5 means of access
3 landscaping	

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

- State:-
- (i) Present use of building(s)/land Residential Use
- (ii) If vacant the last previous use and period of use with relevant dates. n/a

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application**

3 NO COPIES P. 6935/01 PROPOSED & EXISTING FLOOR PLANS.  
 3 NO COPIES P. 6935/02 PROPOSED & EXISTING ELEVATIONS & SECTIONS.

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development  NO  YES If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  NO  YES If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  NO  YES If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? Existing surface water mains.  
 (ii) How will foul sewage be dealt with? Existing foul sewage mains
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls Facing bricks to match existing
- (ii) Roof PITCHED ROOF TO MATCH EXISTING, MAN-MADE SLATES TO MATCH EXISTING.
- (iii) Means of enclosure N/A.

I/We hereby apply for (strike out whichever is inapplicable)

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

OR

~~(b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed A. Hackett on behalf of Willmotts Prof Services Date 23.9.'86

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

**CERTIFICATE A**

Certificate under Section 27 of the Town and Country Planning Act 1971.  
 I hereby certify that:-

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  - ~~I have given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name and Address of Tenant .....

Date of Service of Notice .....

\*strike out whichever is inapplicable

Signed A. Hackett on behalf of Willmotts Prof Services Date 23.9.'86

**Case File Reference:**

**G3/4/17**

**Planning Application Reference:**

**PL\_8602091**

	<b>No. of Sides</b>	<b>Plan Size</b>
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DR	2	A1
SP	0	0
DN	1	A4
AD	0	0

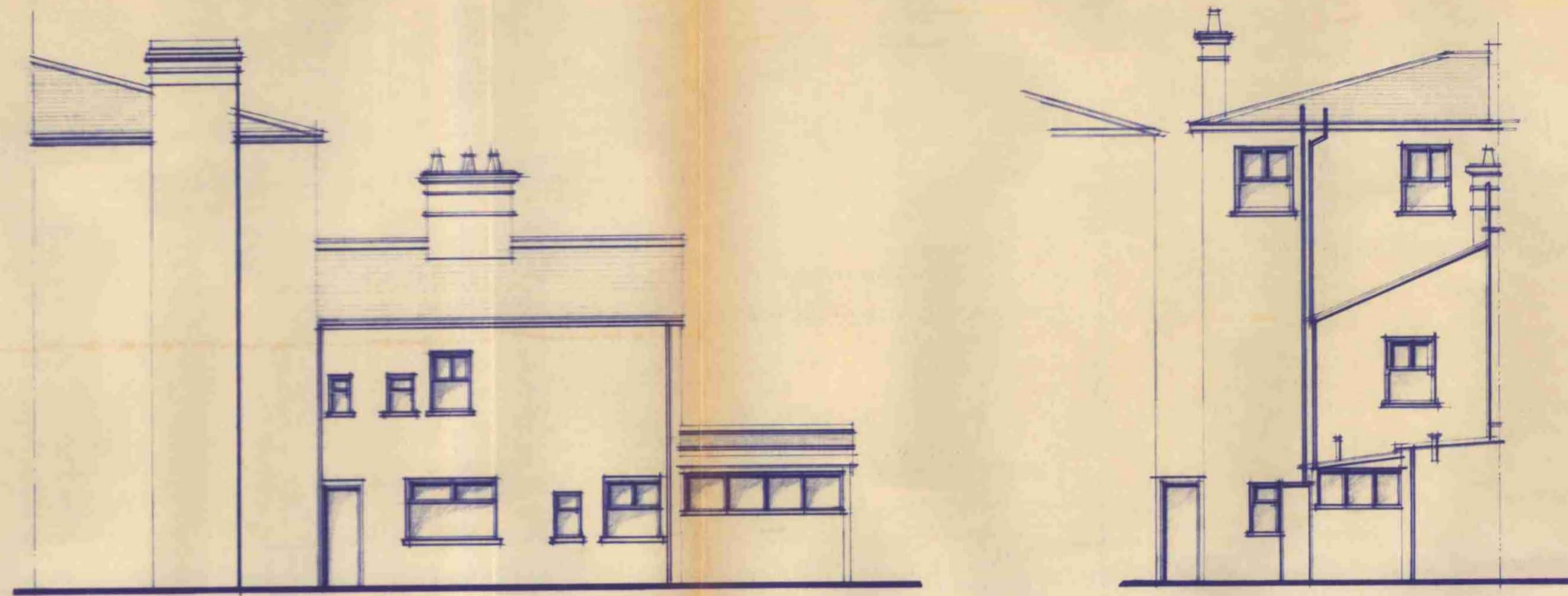
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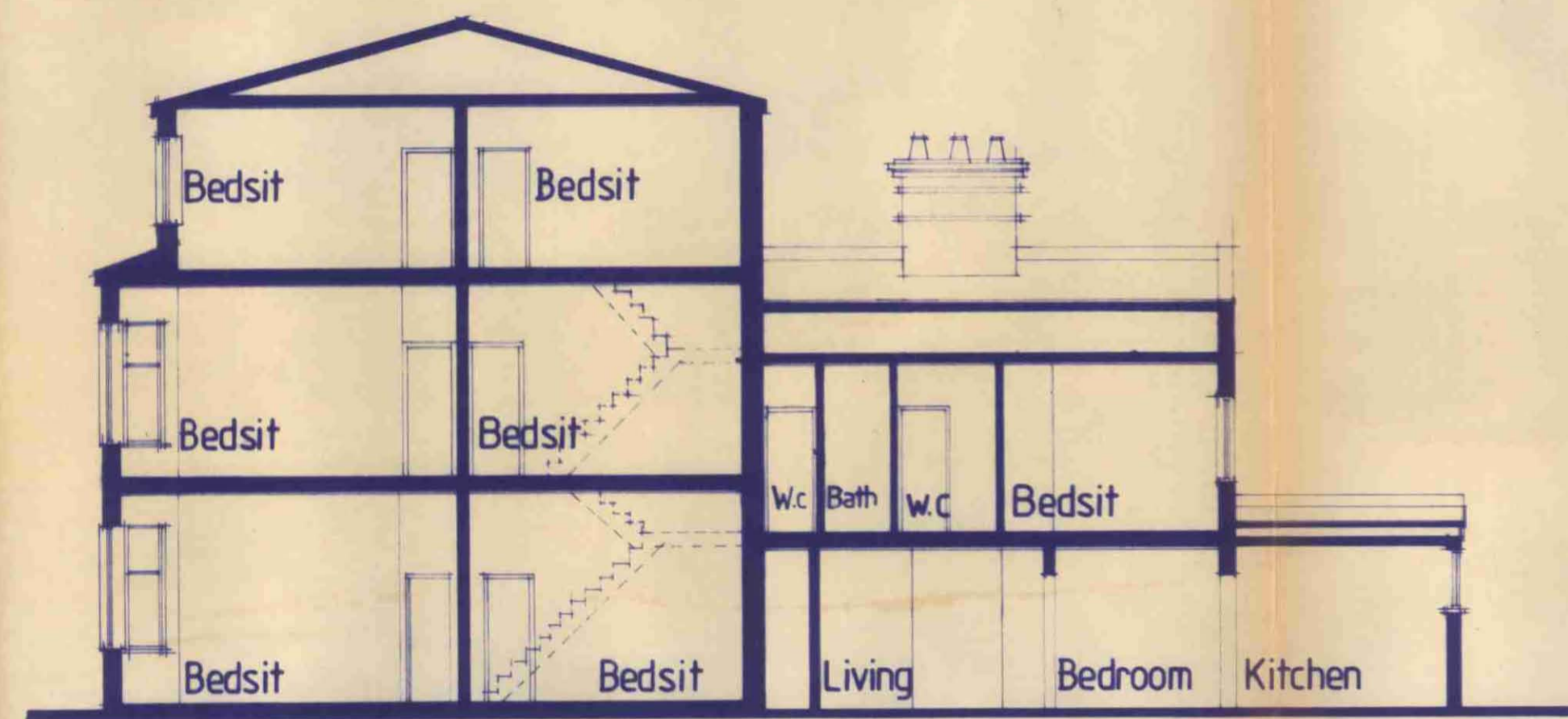
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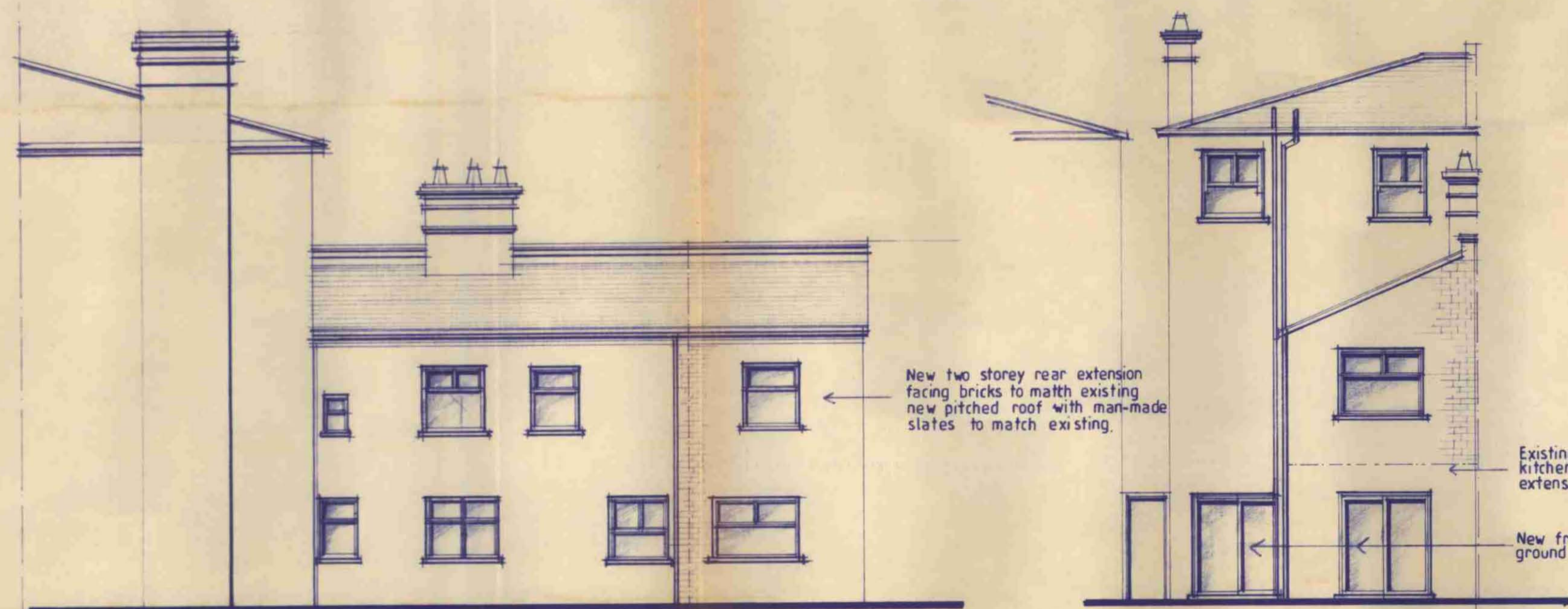
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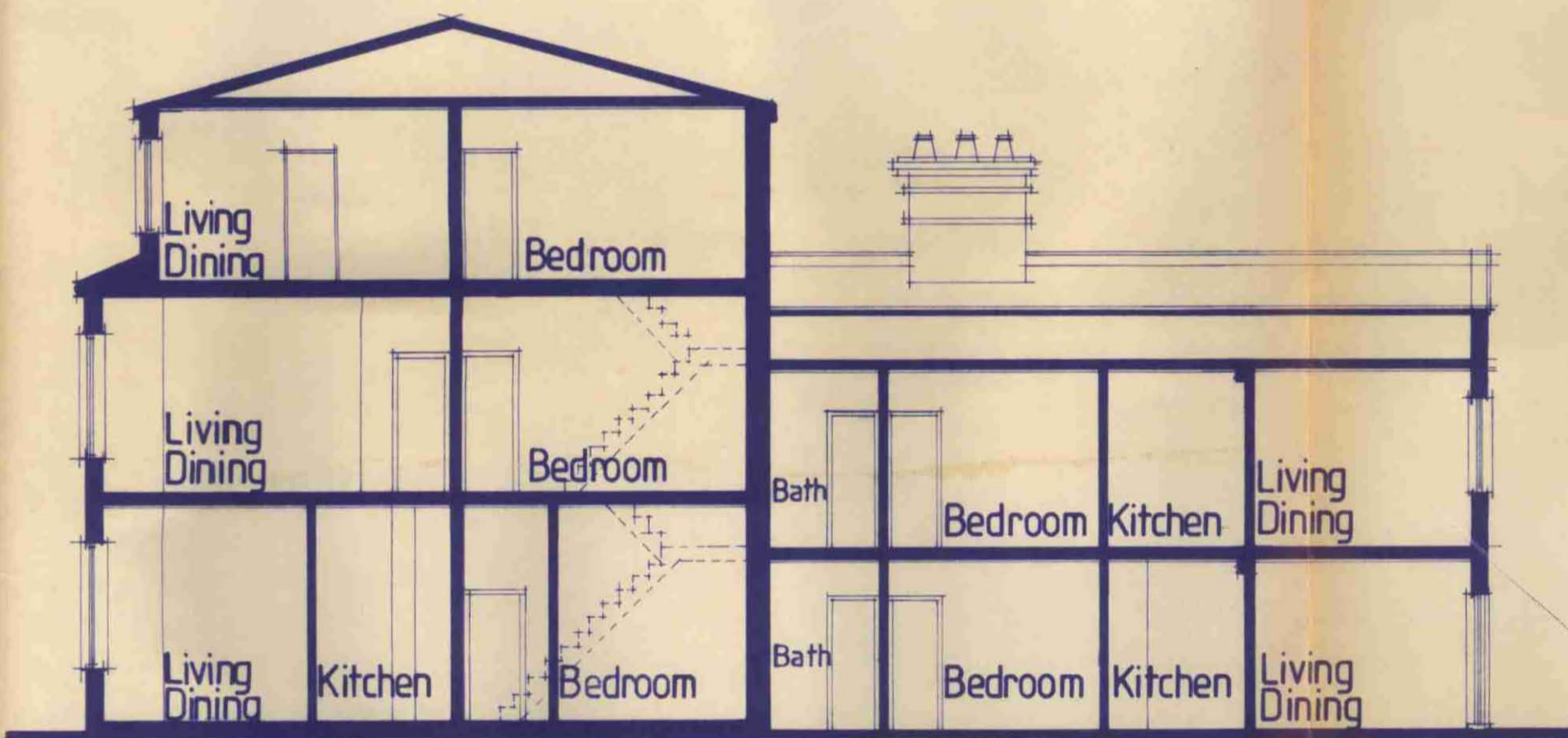
**EXISTING** Elevations



**EXISTING** Section



**PROPOSED** Elevations



**PROPOSED** Section

Notes:

Revisions:

TP 860229 1-4

Project:  
52 Fordwych Road,  
London N.W.2

Client:  
Mr B. Ranjit,  
52 Fordwych Road,  
London N.W.2

Drawing title:  
Existing & proposed  
elevations & section.

Scale:  
1:100

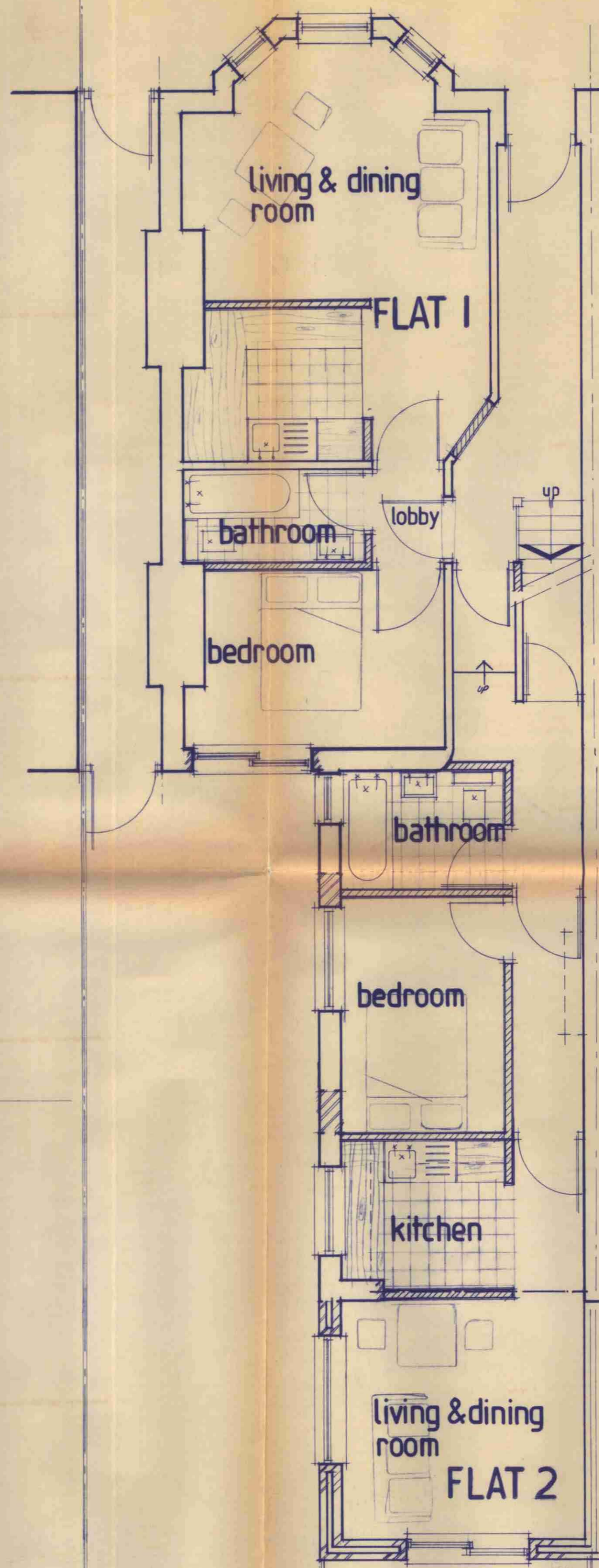
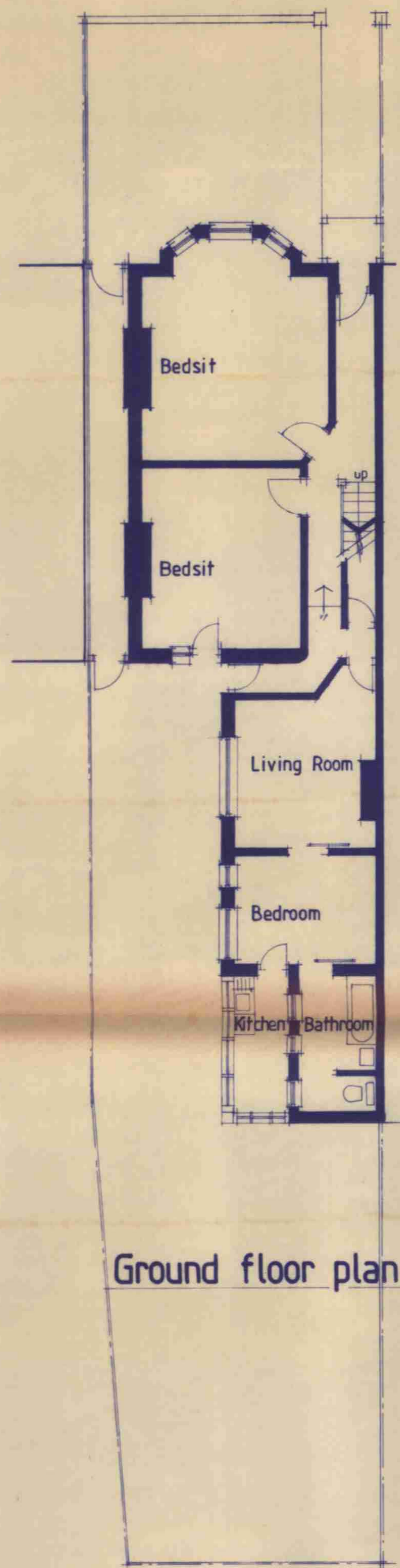
Date:  
Sept. 86

Drawing No:  
P.6935/02

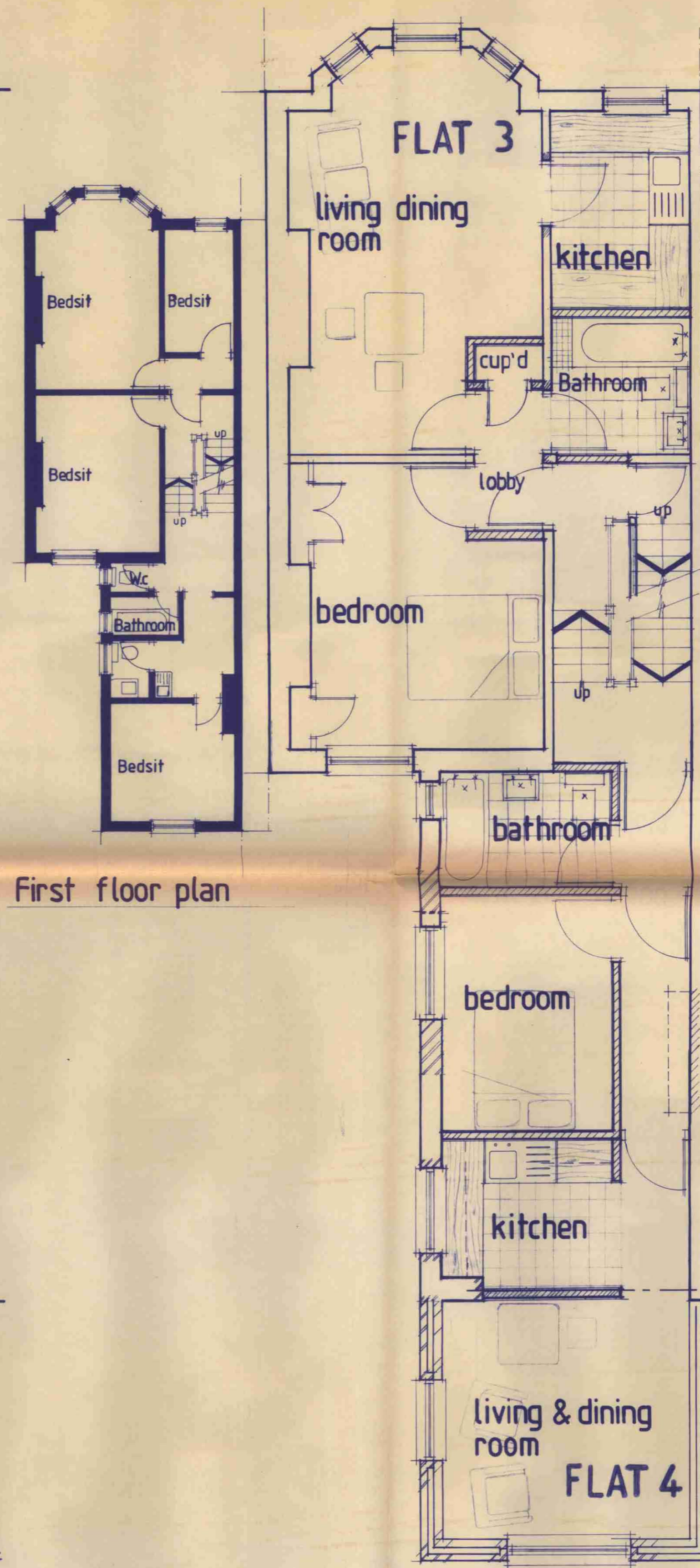
Drawn by:  
A.J.H.

Professional Services Department  
63-65 Goldhawk Road,  
London. W12 8EH 01 743 4444

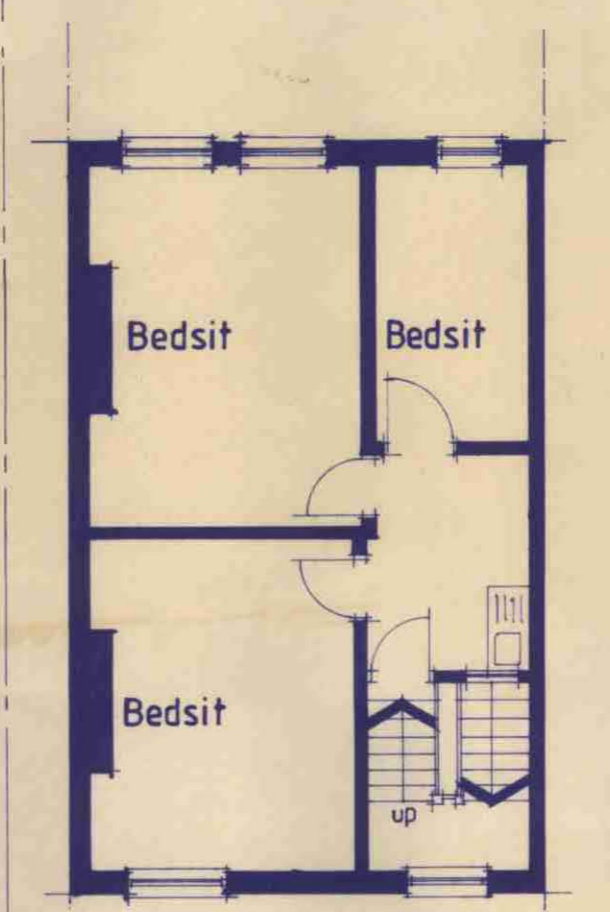
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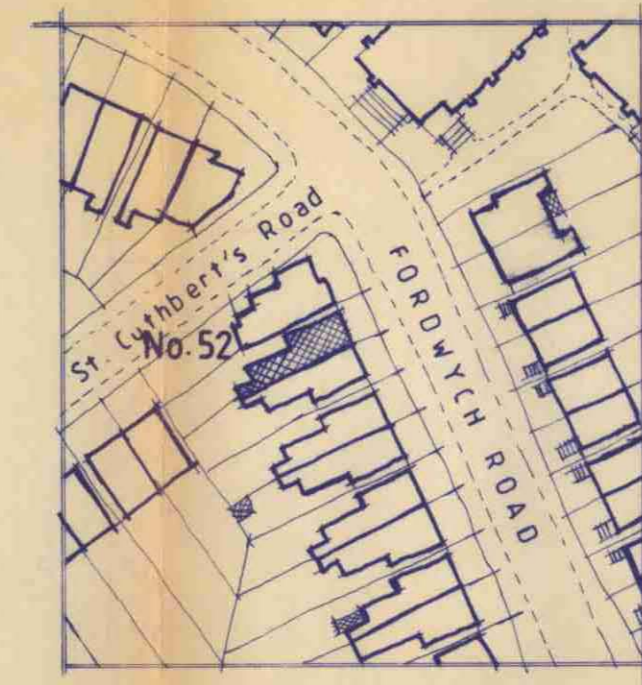
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WILLMOTT'S

Notes:

Revisions:

LTP 8602291

Project:

52 Fordwych Road, London NW.2

Client:

Mr. B. Ranjit, 52 Fordwych Road, London NW.2

Drawing title:

Conversion of existing property into one bedroom flats

Scale:

1:100, 1:50

Date:

August 86

Drawing No:

P. 6935/01

Drawn by:

A.J.H.

Professional Services Department  
63-65 Goldhawk Road,  
London, W12 6EH 01 743 4444

WILLMOTT'S

Willmotts Professional Services  
63/65 Goldhawk Road  
London W12 8EH

7th October 1987

AJH/P.6935

G3/4/17 PL/8602091  
Elizabeth Sims  
2479

Dear Sirs,

RE : TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)

52 FORDWYCH ROAD, NW6

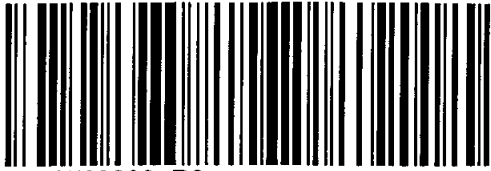
I refer to your current planning application for the conversion of the above property into flats and the erection of a two-storey rear extension (referenced above).

Further to our recent telephone conversation, I shall now proceed to withdraw this application unless I hear from you to the contrary within two weeks from the date of this letter.

Yours faithfully,

for Director of Planning & Communications *EV*





PL\_8703209\_R2

# PL\_8703209\_R2

	No. of Sides	Plan Size
AF	2	A4
DR	2	A1
SP	1	A4
DN	2	A4
AD	0	0

TEXT CAPTURE: N



dd - mon - yy

Received Date / Date of Application:  
 Decision Date:  
 Decision Type:  
 Appeal Decision:  
 Decision Notice Style:


Case File Ref      G3/4/17

**BOX ID**

Case File SubRef

61



Header

6554

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

## APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

**OFFICE USE ONLY**

Fee £.....

Cheque/Postal Order/Cash

Receipt No. Issued.....

Borough Ref. G3/4/17  
 Registered No. 8703209  
 Date Received 11.11.87

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable.	
	<b>FEE</b> (where applicable)	£ 198-00

<b>1. APPLICANT (in block capitals)</b> Name <u>NOVAPHASE LTD.</u> Address <u>9 HELENA HILL</u> <u>LONDON</u> <u>NW10</u> Tel. No. <u>01-450-0630</u>	<b>AGENT (if any) to whom correspondence should be sent</b> Name <u>MADIGAN &amp; DONALD ARCHITECTS.</u> Address <u>2 PRIMROSE MEWS</u> <u>SHARPLESHALL STREET</u> <u>LONDON, NW1.</u> Tel. No. <u>01-586-7215</u> Ref. ....
--	---

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates 52 FORDWYCH ROAD, LONDON, NW6

(b) Site area N/A. hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.  
CONVERSION OF EXISTING MULTI OCCUPANT DWELLING INTO 4 NO SELF CONTAINED FLATS.

LONDON BOROUGH OF CAMDEN  
 PLANNING AND COMMUNICATIONS  
 DEPARTMENT  
 11 NOV 1987 (A.M.)  
 RECEIVED

(d) State whether applicant owns or controls any adjoining land and if so, give its location. YES. 54 FORDWYCH ROAD, NW6. REF. TO:

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to existing building(s)	<input type="checkbox"/> NO	If "Yes" state gross floor area of proposed building(s).	m <sup>2</sup>
		↓	
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	
(ii) Alterations .....	<input type="checkbox"/> YES		
(iii) Change of use .....	<input type="checkbox"/> YES	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	
(iv) Construction of a new access to a highway	vehicular... <input type="checkbox"/> NO pedestrian <input type="checkbox"/> NO		270 <del>2700</del> /m <sup>2</sup> *
(v) Alteration of an existing access to a highway	vehicular... <input type="checkbox"/> NO pedestrian <input type="checkbox"/> NO		

\* Strike out whichever is inapplicable.

**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  NO  YES
- (ii) Full planning permission  YES  NO
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO  YES
- (iv) Consideration under Section 72 only (Industry)  NO  YES

If Yes strike out any of the following which are not to be determined at this stage.

1 siting	4 external appearance
2 design	5 means of access
3 landscaping	

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

- State:--
- (i) Present use of building(s)/land **MULTI OCCUPANT, DWELLING.**
- (ii) If vacant the last previous use and period of use with relevant dates.

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application**

**DRG No 3191 / 01, & 02. ✓**

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development  NO  YES If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  NO  YES If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  NO  YES If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? **As Existing.**  
 (ii) How will foul sewage be dealt with? **" "**
- (e) Materials – Give details (unless the application is for outline permission) of the colour and type of materials to be used for:  
 (i) Walls **As Existing.**  
 (ii) Roof **" "**  
 (iii) Means of enclosure **" "**

I/We hereby apply for (strike out whichever is inapplicable)

OR

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

(b) ~~planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed **Dresswell** on behalf of **NOVAPHASE LTD** Date **30/10/87**

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

**CERTIFICATE A**

Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:--

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

\*3. ~~The applicant has~~ <sup>I have</sup> given the requisite notice to every person other than <sup>\*myself</sup> ~~himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:--

Name and Address of Tenant .....

Date of Service of Notice .....

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

\*strike out whichever is inapplicable

Signed **Dresswell** on behalf of **NOVAPHASE LTD** Date **30/10/87**

**Case File Reference:**

**G3/4/17**

**Planning Application Reference:**

**PL\_8703209\_R2**

	<b>No. of Sides</b>	<b>Plan Size</b>
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DR	2	A1
SP	1	A4
DN	2	A4
AD	0	0

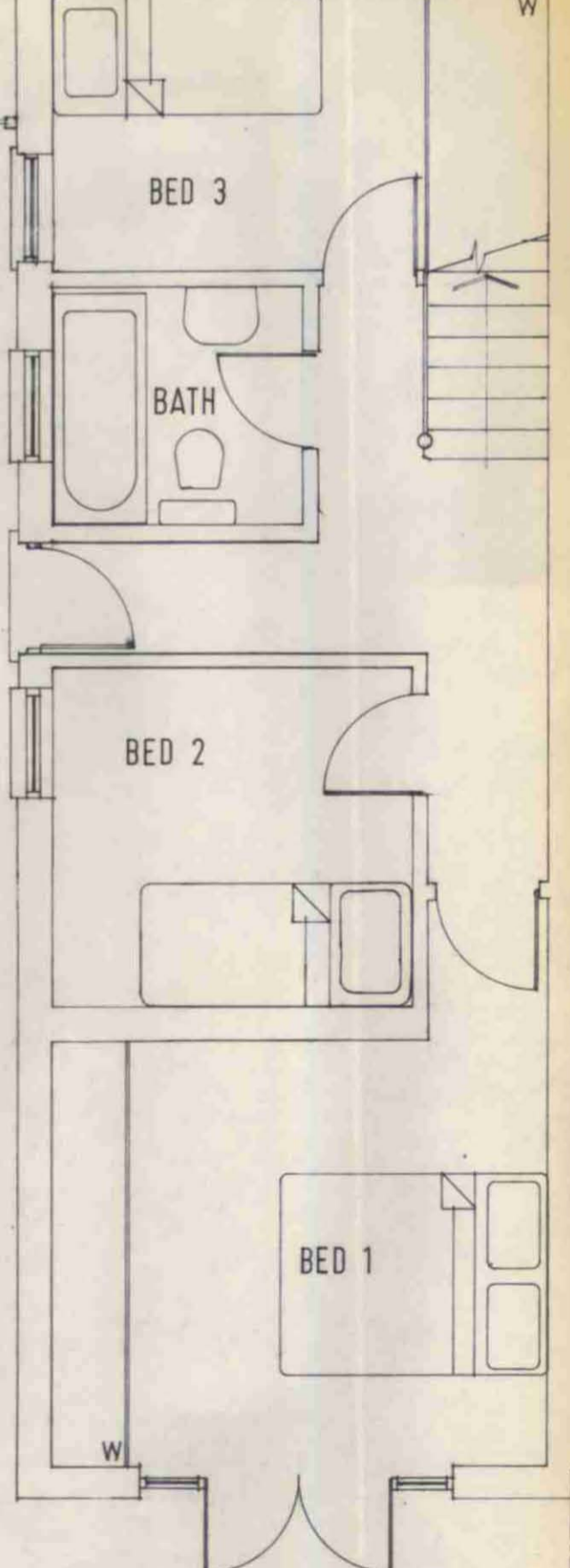
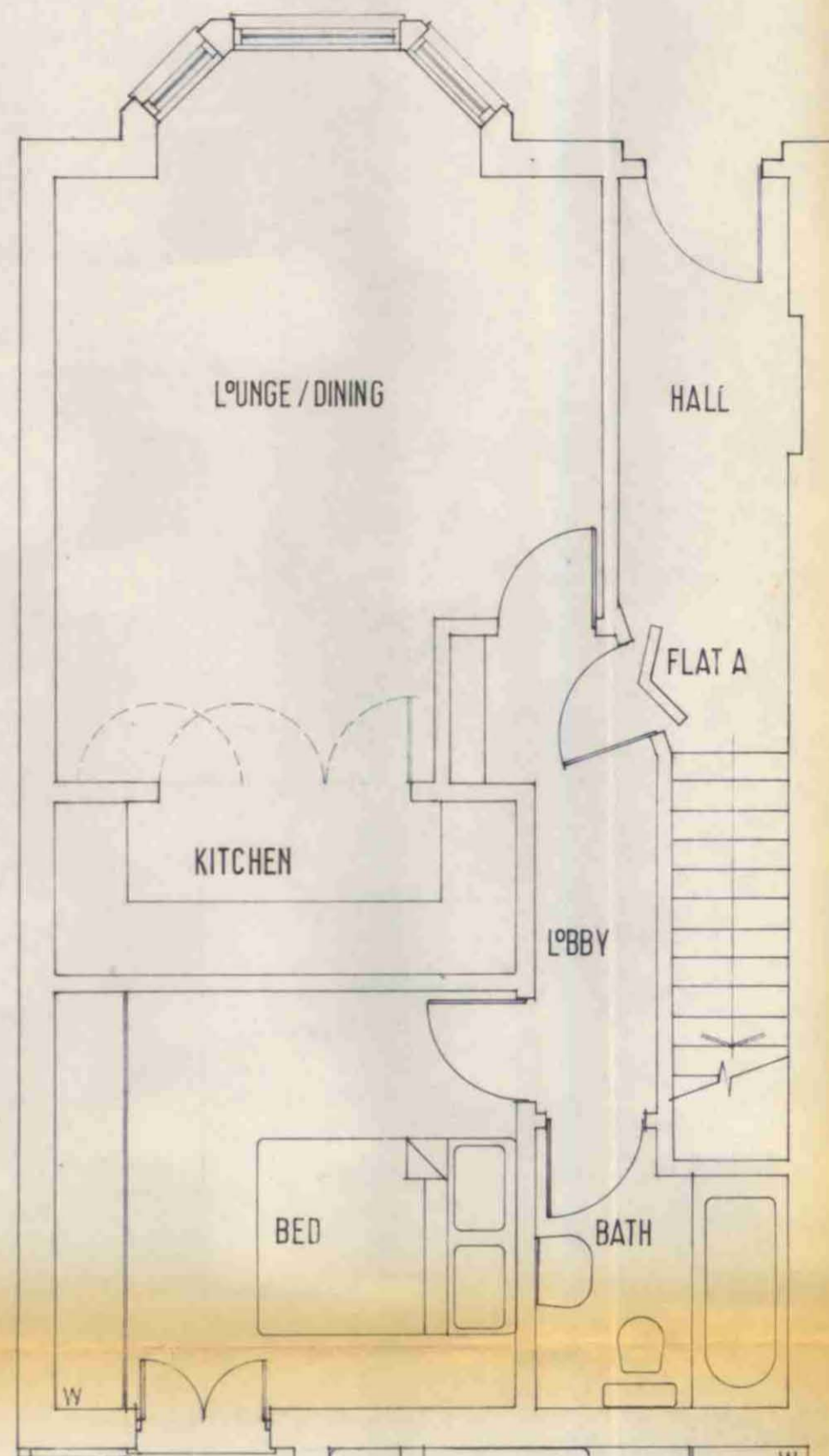
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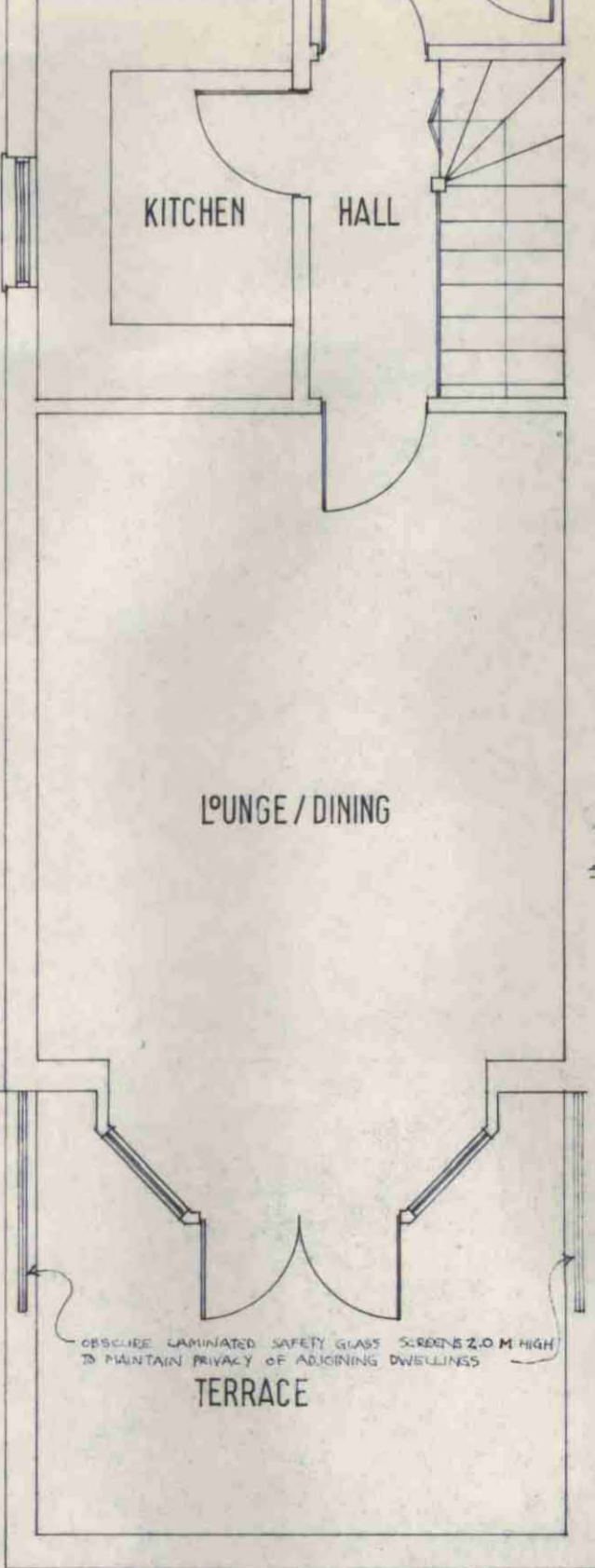
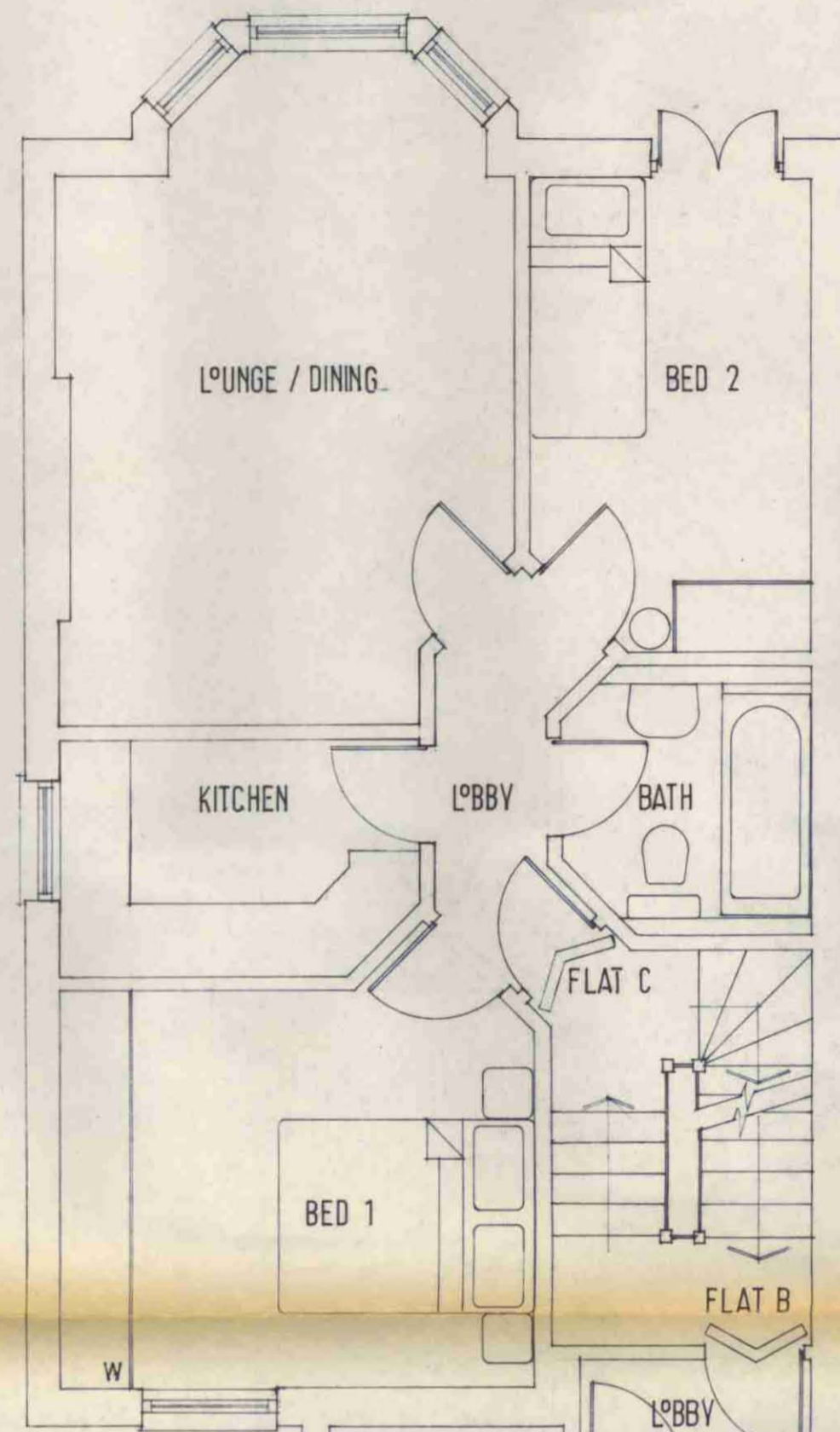
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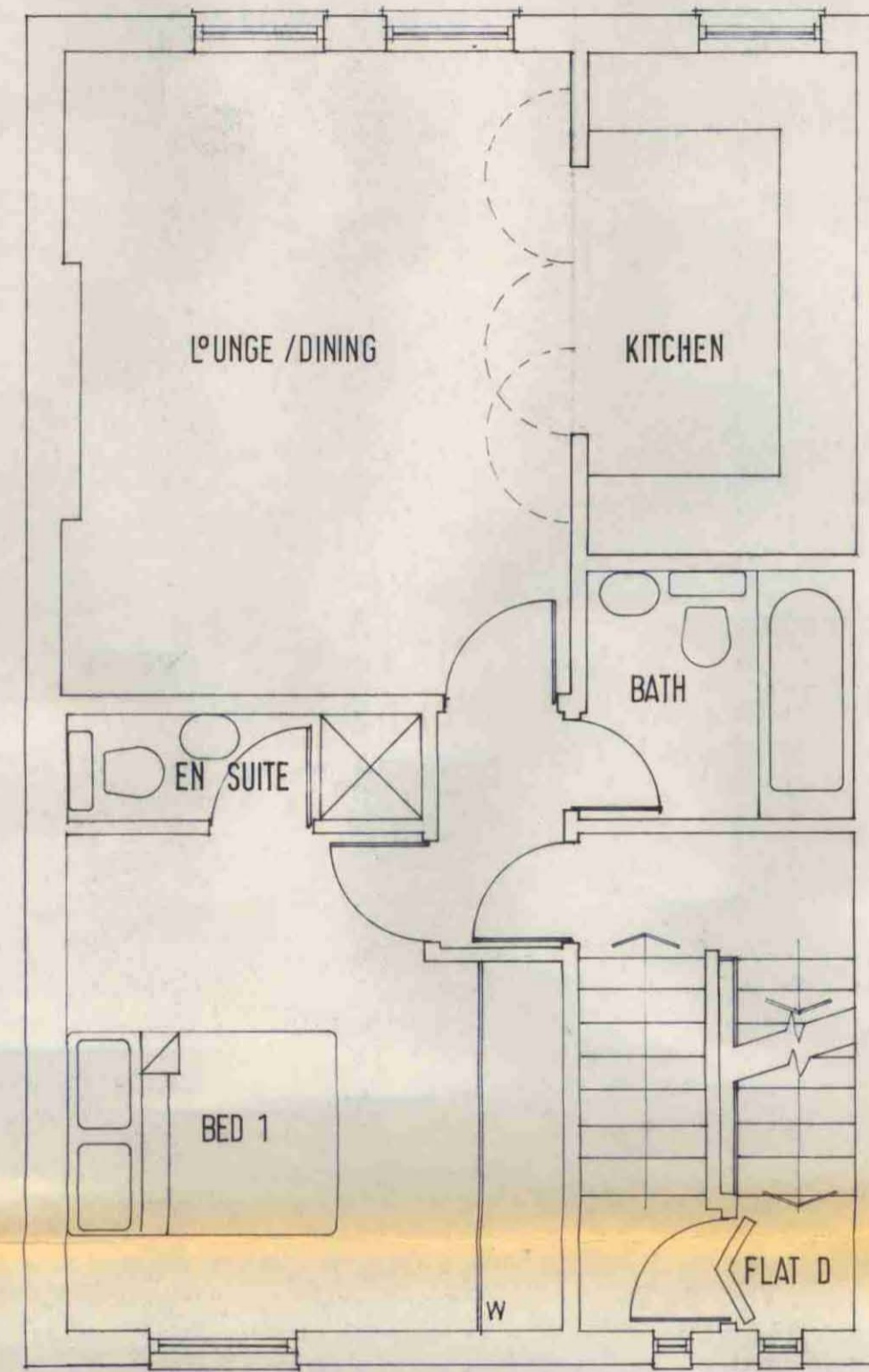
6554



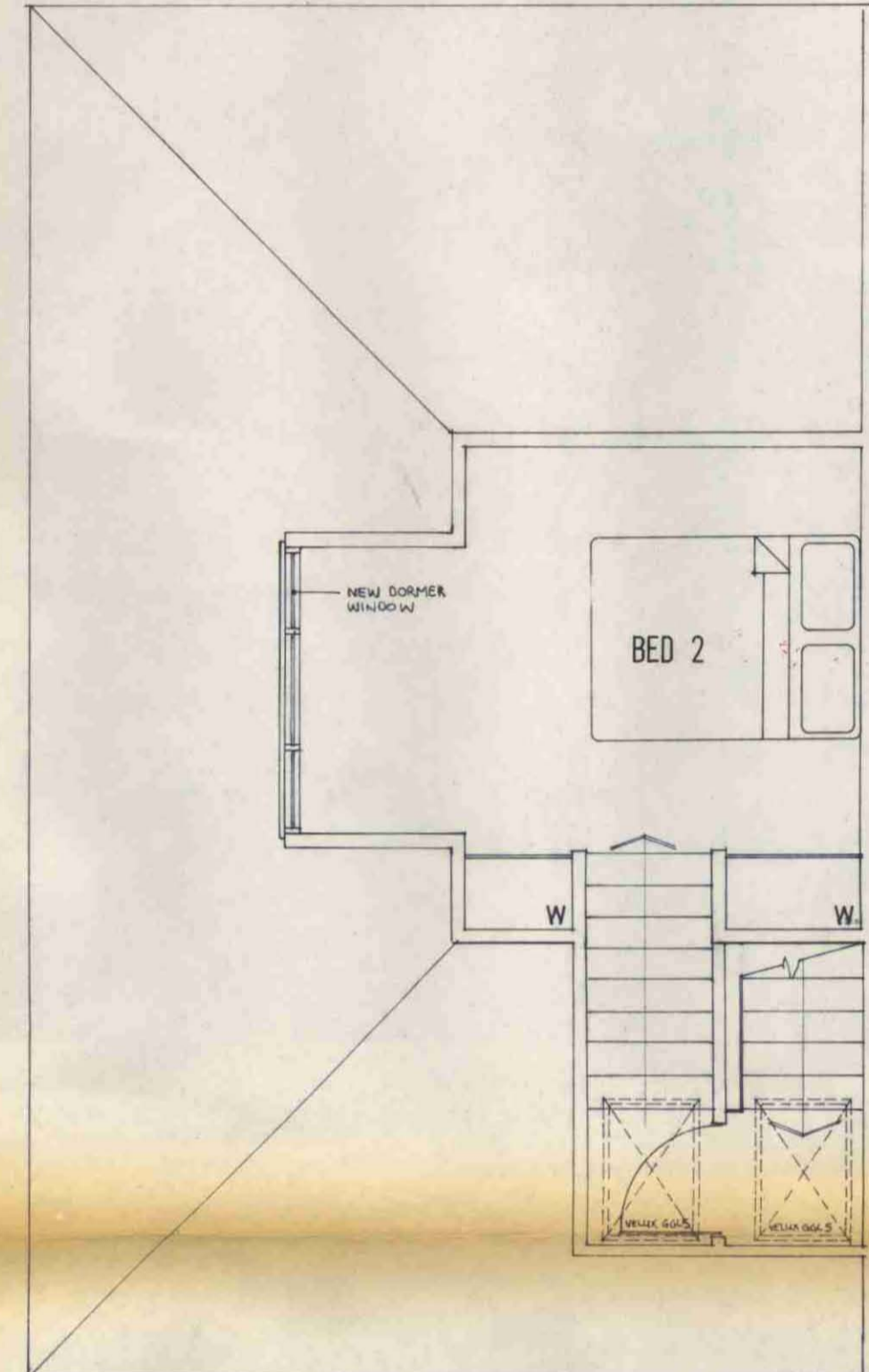
GROUND FLOOR PLAN



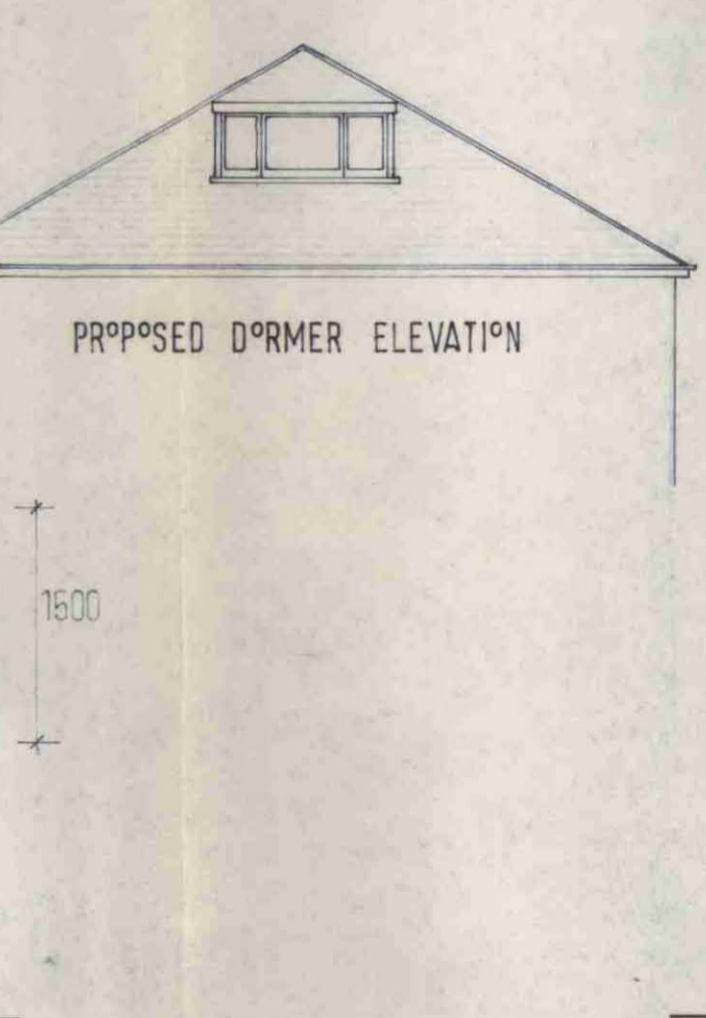
FIRST FLOOR PLAN



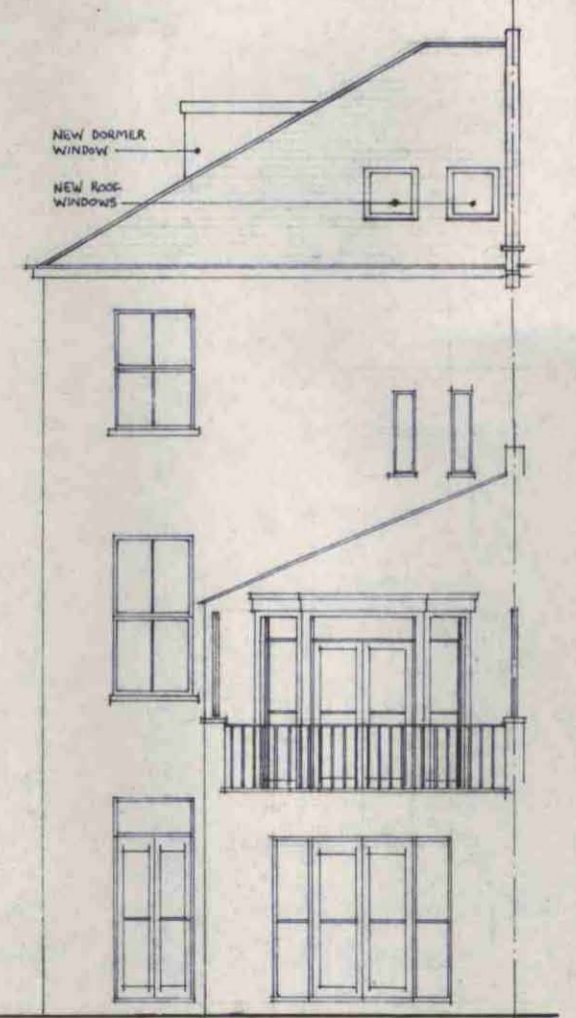
SECOND FLOOR PLAN



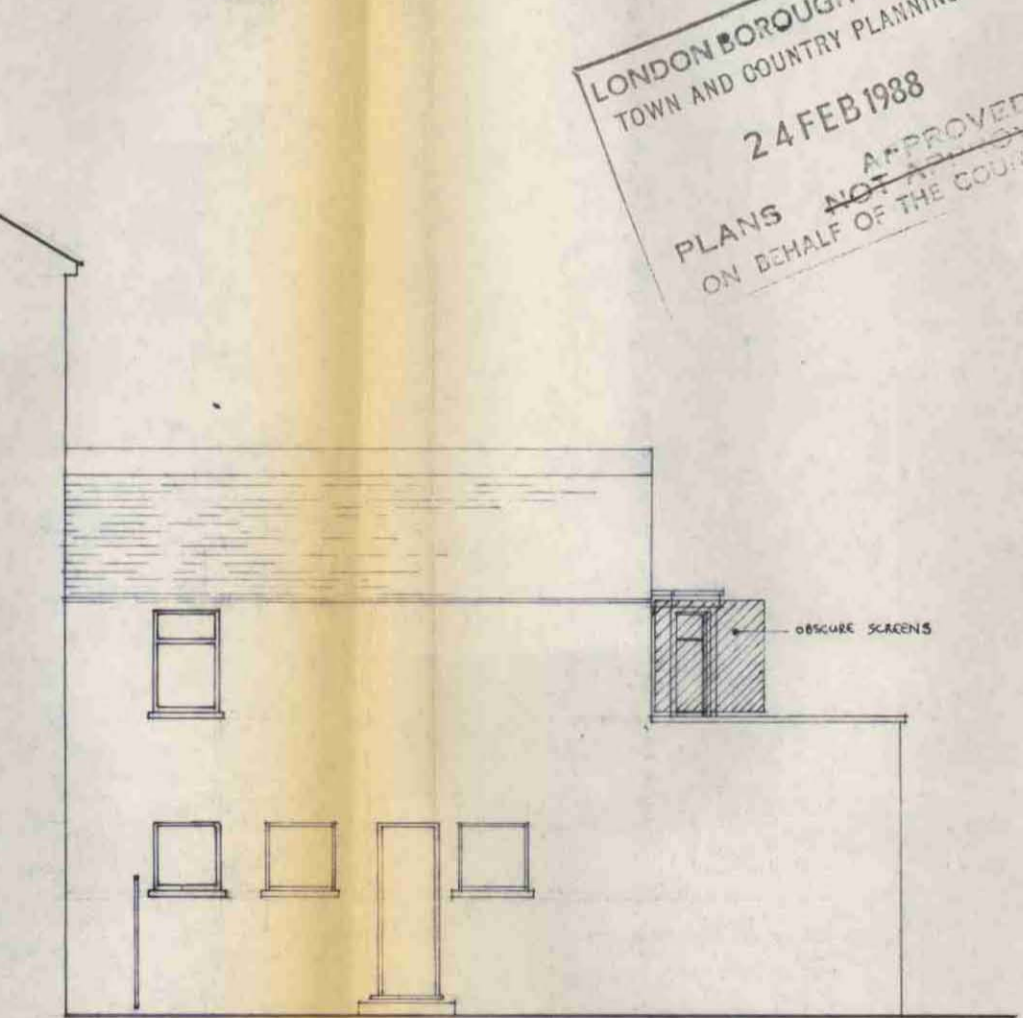
ROOF PLAN



PROPOSED DORMER ELEVATION



PROPOSED REAR ELEVATION



SIDE ELEVATION

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
24 FEB 1988  
APPROVED  
PLANS ~~NOT~~ ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
16 FEB 1988 (A.M.)  
RECEIVED  
ACK.

CASE COPY  
TP 870 3209 R2

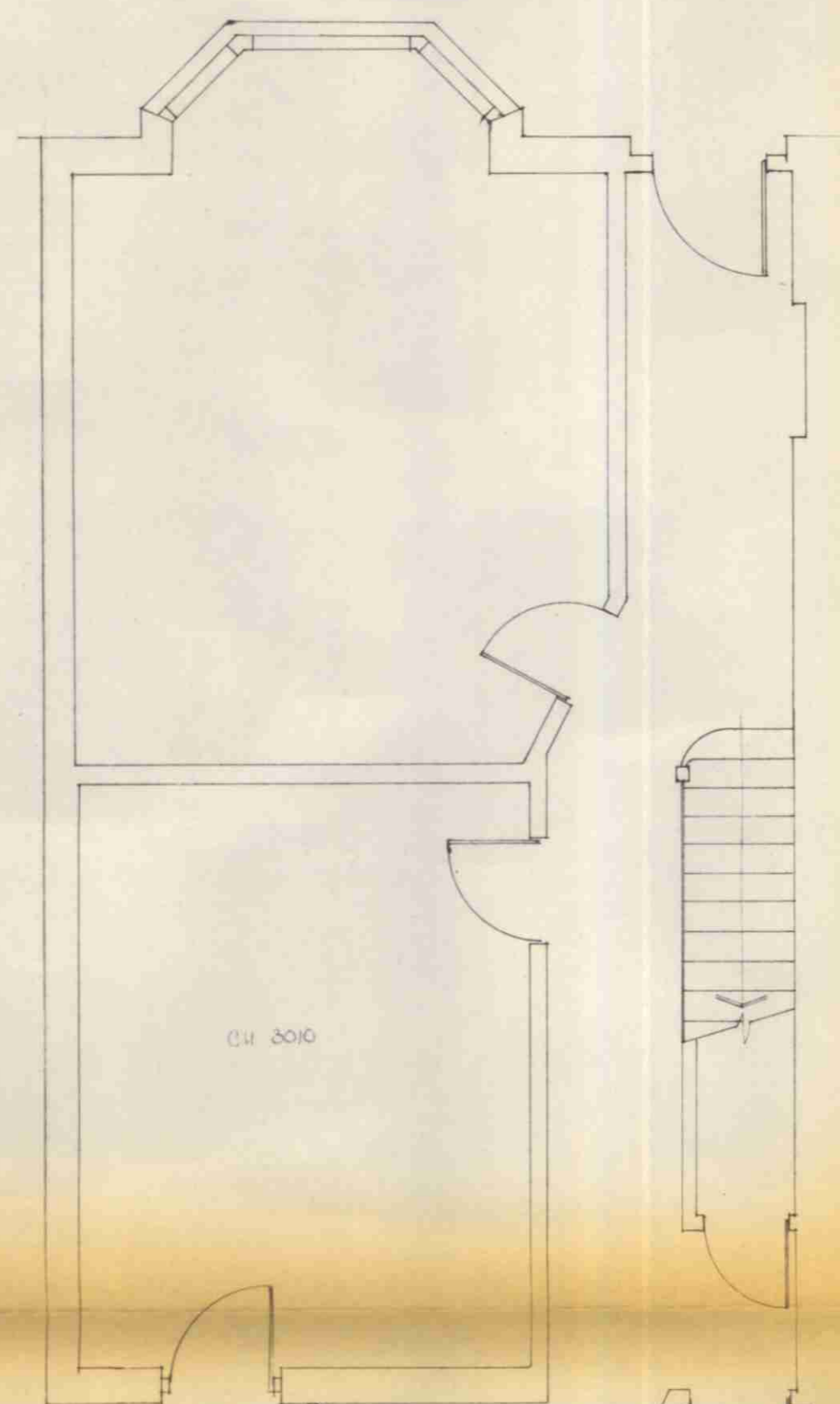
"B" FEB 1988: SECOND GARDEN ADDED TO FLAT "B" TO MAINTAIN PRIVACY OF ADJOINING BUILDINGS.  
"A" FEB 1988: FOR USE ONLY RETAINED BY DORMER; BALCONY AREAS ADDED TO FLAT "B" TO PROVIDE GARDEN ACCESS; GARDEN ENLARGED - SCREENS TO FLAT "B" ADDED.

SEAN MADIGAN  
STEPHEN DONALD  
CHARTERED ARCHITECTS DESIGN CONSULTANTS  
2 PRINCE OF WALES DRIVE, LONDON NW1 2JL  
TELEPHONE: 01-582 7211/12/13

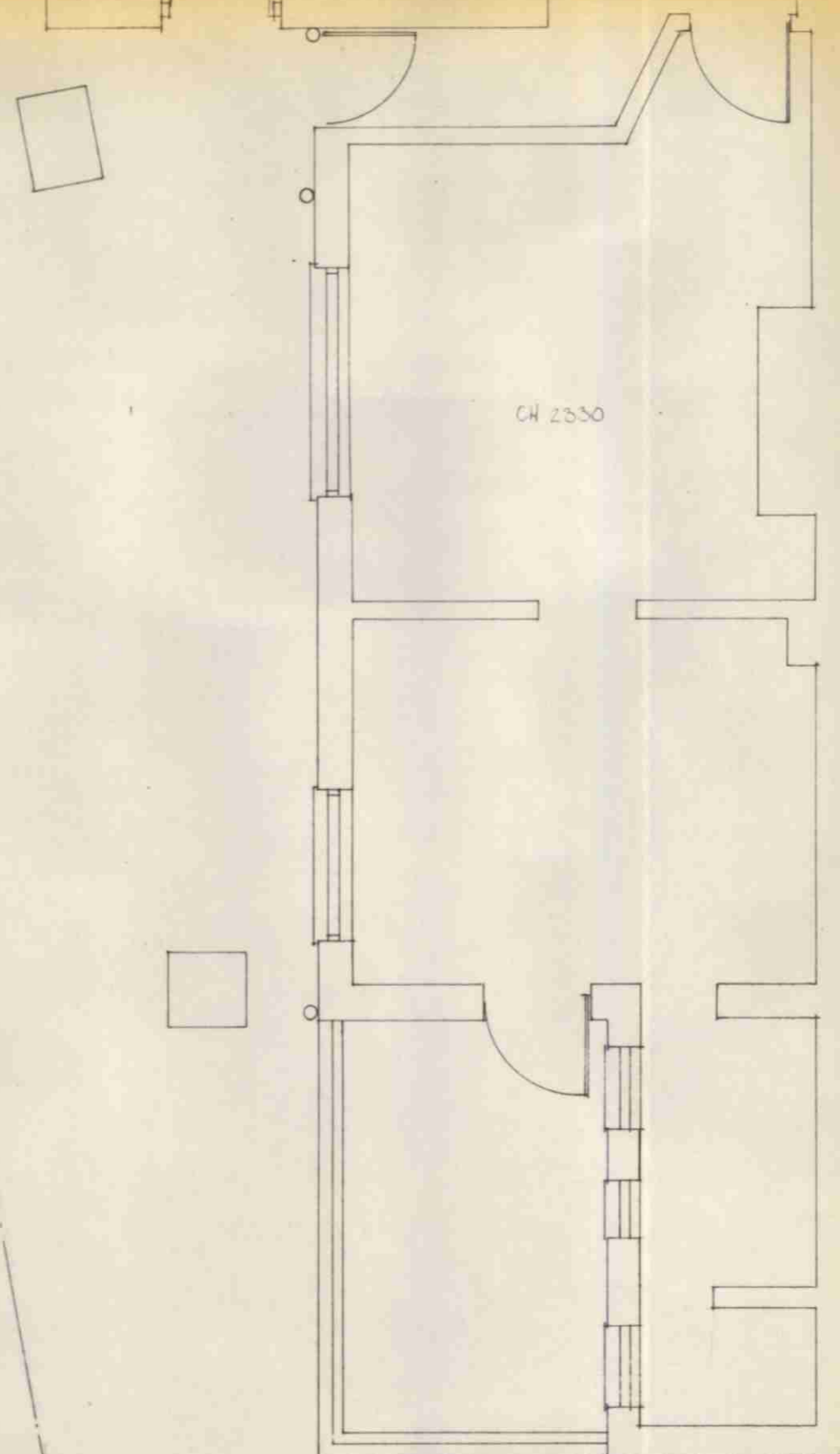
CLIENT:  
NOVAPHASE LTD  
PROJECT:  
52 FORDWYCH ROAD LONDON NW6

DRAWING TITLE:  
PROPOSED PLANS & ELEVATIONS  
SCALE:  
1/50 1/100  
DATE:  
OCT 1987  
DRAWING NO:  
3191/02  
REVISION:  
B

THIS DRAWING IS NOT TO BE SCALE COPY TO BE USED FOR CONSTRUCTION ONLY THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THE DESIGN IS THE COPYRIGHT OF THE ARCHITECT

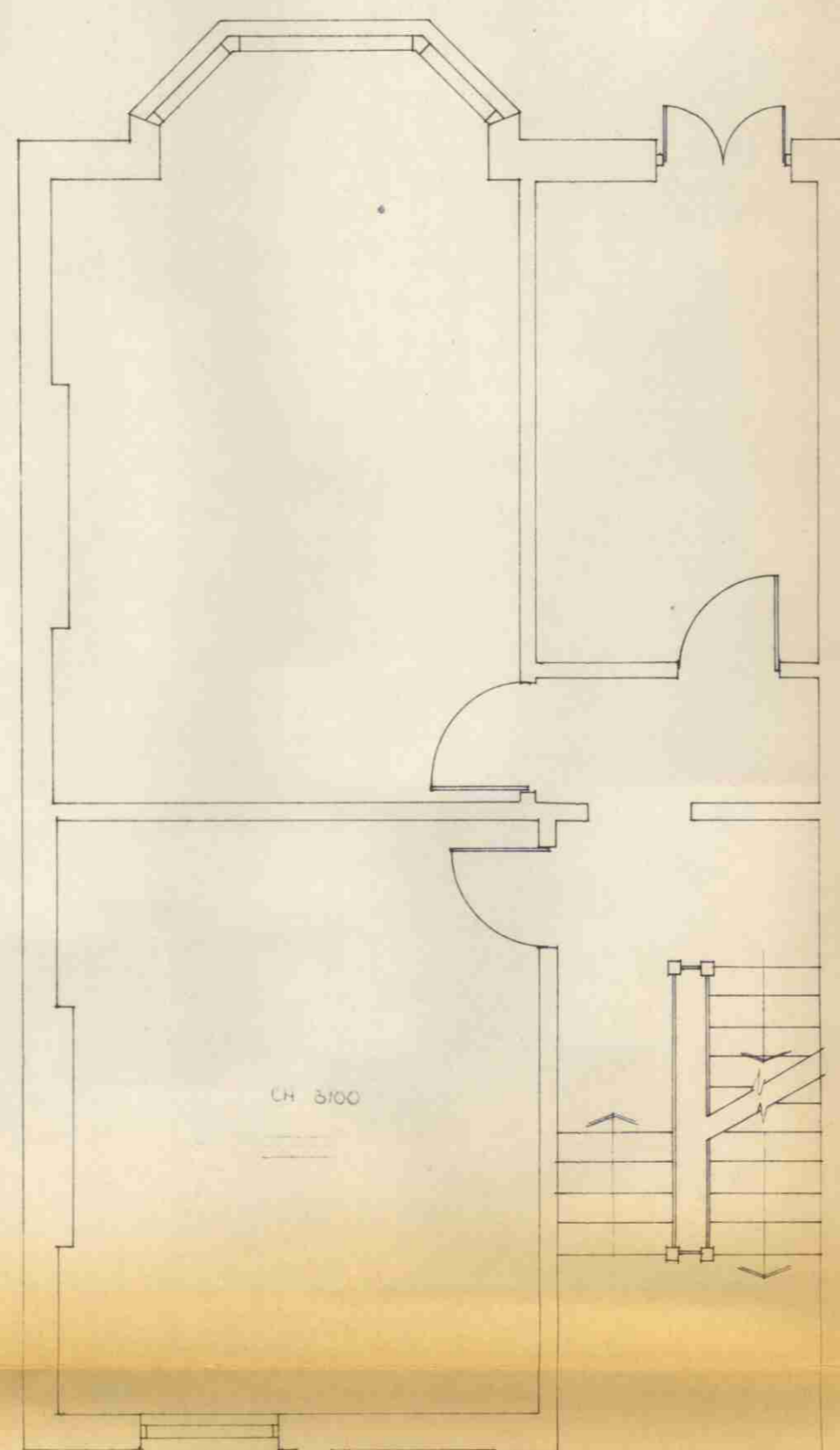


CH 2010

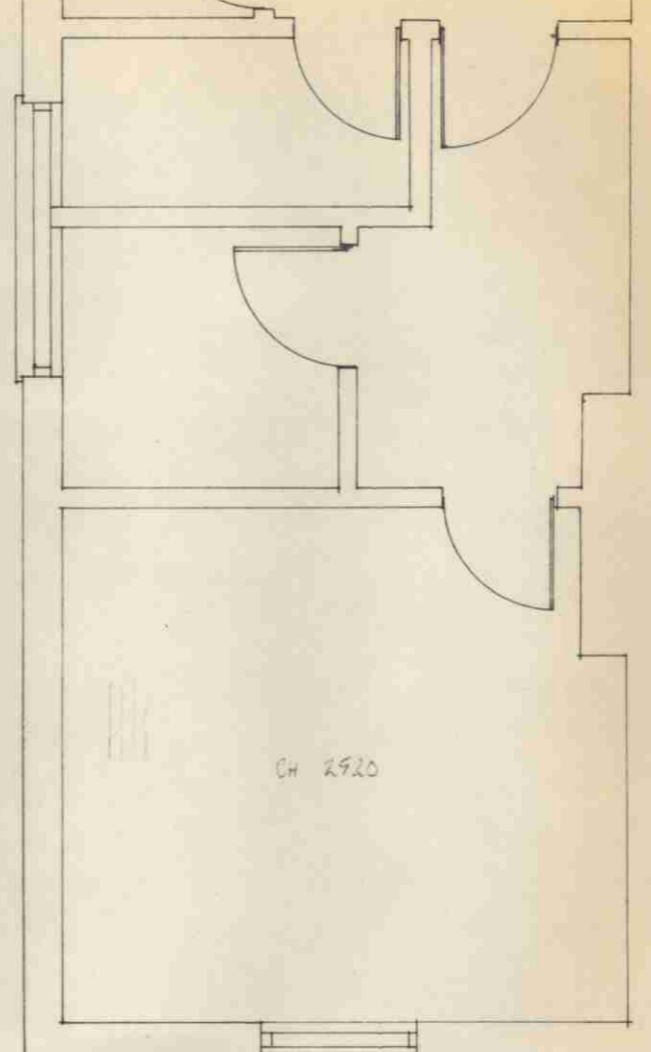


CH 2000

GROUND FLOOR PLAN

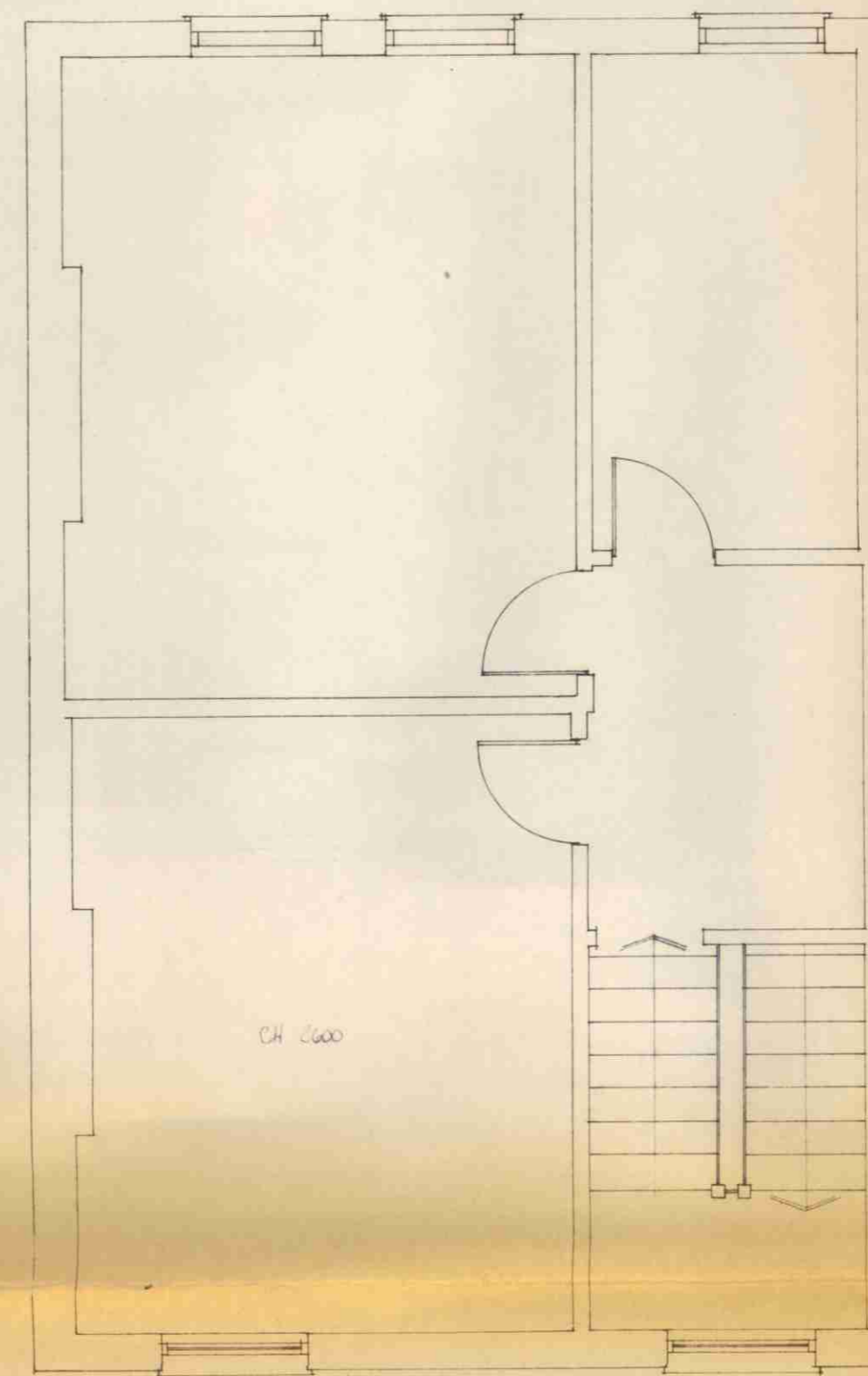


CH 2100



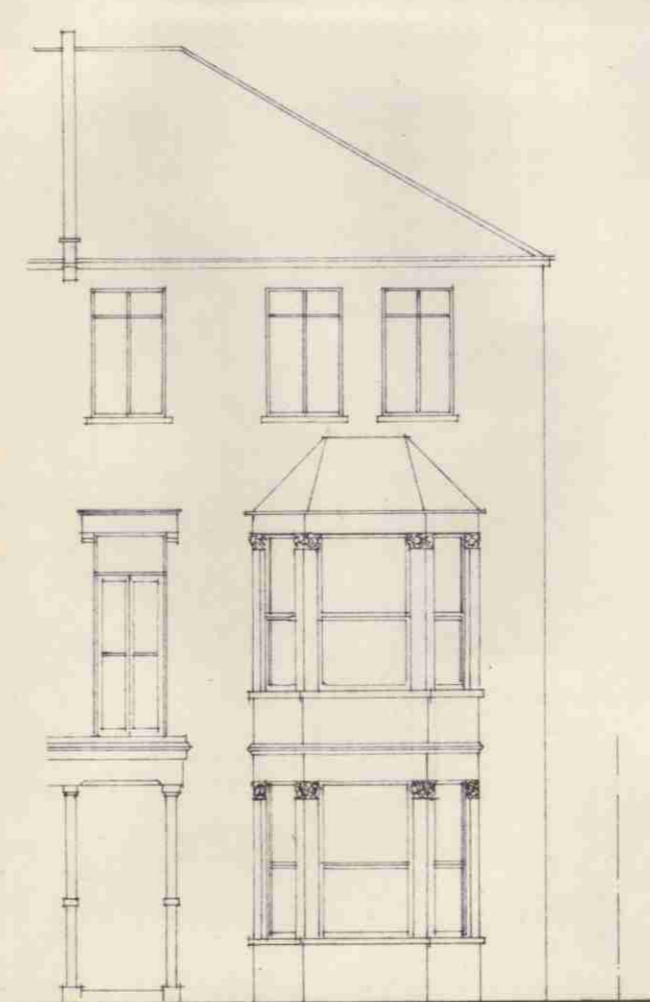
CH 2120

FIRST FLOOR PLAN

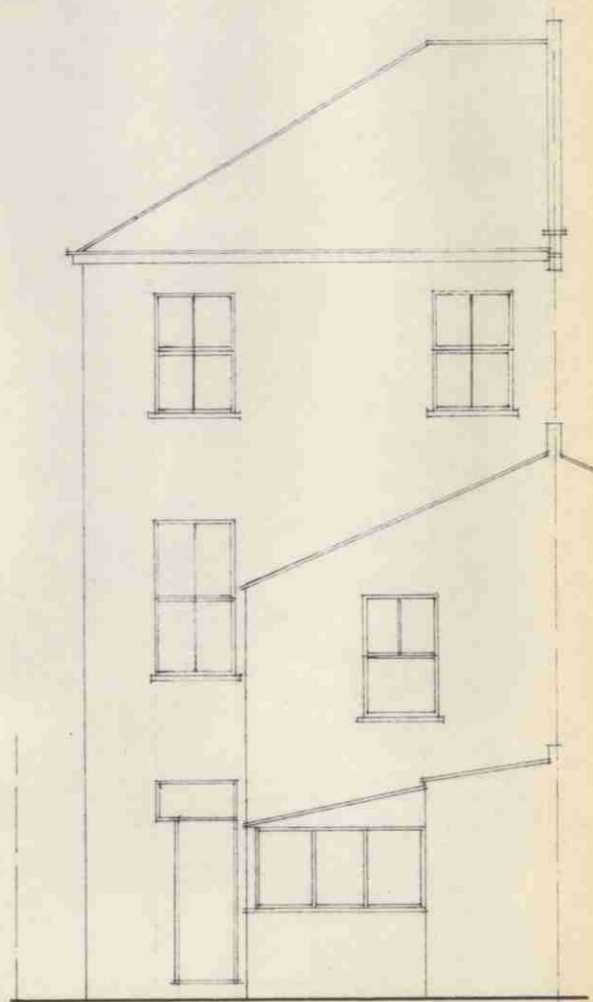


CH 2200

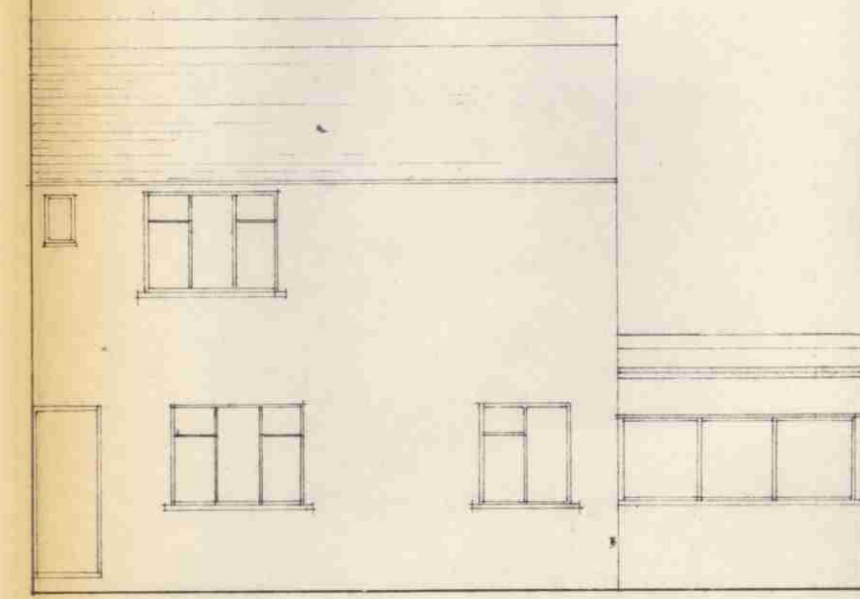
SEC<sup>ND</sup> FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

TP8703209 R2

**CASE COPY**  
 LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 24 FEB 1988  
 APPROVED  
 PLANS NOT FORWARDED  
 ON BEHALF OF THE COUNCIL

SEAN MADIGAN  
 CHARTERED ARCHITECTS  
 2 PRINCE NEWS CHARLES STREET LONDON NW1 1ST  
 TELEPHONE 01-775 1431

STEPHEN DONALD  
 DESIGN CONSULTANTS  
 100 WINDMILL STREET LONDON NW1 1ST  
 TELEPHONE 01-775 1431

DRAWN BY: NPVAPHASE LTD  
 PROJECT: 52 FORDWYCH ROAD LONDON NW6  
 DRAWING TITLE: EXISTING PLANS & ELEVATIONS  
 SCALE: 1/50 1/100  
 DATE: OCT 1987  
 REVISION: 3191/01

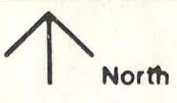
THIS DRAWING IS NOT TO BE SCALED WORK TO FIGURED DIMENSIONS ONLY  
 THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK  
 THE ARCHITECT IS TO BE ADVISED IMMEDIATELY OF ANY DISCREPANCY  
 THE DESIGN IS THE PROPERTY OF THE ARCHITECTS



**London Borough of Camden**  
**Town and Country Planning Act 1971 (sections 36 & 37)**  
**APPLICATION DATED .....**

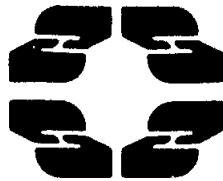
Premises *52 Fordwych Road*  
Verged RED above

Scale *1:1250*



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# London Borough of Camden



Planning and Communications Department

Camden Town Hall  
Argyle Street Entrance Euston Road  
London WC1H 8EQ Tel: 278 4444

David Pike MSc CEng MICE MRTPI  
Director of Planning and Communications

Madigan & Donald Architects  
2 Primrose Mews  
Sharpleshall Street  
London NW1

Our Reference: PL/8703209/R2  
Case File No: G3/4/17  
Tel.Inqu:  
Valerie Ruddlesden ext. 2526  
Date:

**0 4 MAR 1988**

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

## SCHEDULE

Date of Original Application : 30th October 1987

Address : 52 Fordwych Road, NW2.

Proposal : Change of use and works of conversion to form four self-contained flats, including the insertion of a dormer extension at the side and the formation of a terrace at the rear at first floor level, as shown on drawings No.3191/01 and 02, revised on 3rd and 10th February 1988.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

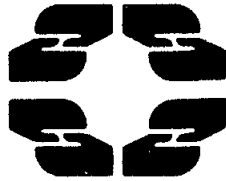
Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building, unless otherwise specified on the approved application.
- 02 Obscure glazed screens (a maximum of two metres in height) shall be positioned along both side boundaries of the proposed roof terrace and retained permanently.





(Cont.)

( Our Reference: PL/8703209/R2 )  
( Case File No: G3/4/17 )

Reason(s) for Additional Condition(s):

- 01 To ensure that the external appearance of the building will be satisfactory.
- 02 To protect the amenity of adjoining residential property by preventing unreasonable overlooking and loss of privacy.

Yours faithfully

Director of Planning and Communications

(Duly authorised by the Council to sign this document)



52 Fordwych  
Road



rear of no. 52



52, Fordwych Road.

Mar. 87