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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="11"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Briardale Gardens"/>
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 7PN"/>

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

Easting (x)	<input type="text" value="525208"/>
Northing (y)	<input type="text" value="186146"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gareth"/>
Surname	<input type="text" value="Burns"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="11, Briardale Gardens"/>
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 7PN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Ms
First name	Anita
Surname	Nadkarni
Company name	Fabric Space
Address line 1	18 Deane House Studios
Address line 2	27 Greenwood Place
Address line 3	Kentish Town
Town/city	LONDON
Country	
Postcode	NW5 1LB
Primary number	02034321341
Secondary number	
Fax number	
Email	studio@fabric-space.com

## 4. Site Area

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

285

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.

Proposed demolition of the garden-facing bay window and outrigger and replacement with a single storey extension to the rear. Replacement of existing single-glazed windows with double glazed units in keeping with the original casement style. Amendments to selected window opening sizes and fenestrations in side elevation. Repair / replacement of roof coverings with roof-integrated solar panels to street facing elevation. Re-landscaping of front and rear gardens and reinstatement of timber fencing.

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 bay window to the rear has rotted throughout and requires replacement. Brickwork of the outrigger is damaged and internally the area providing kitchen and bathroom is not insulated and does not provide a layout that would allow for best use of the house or meet current regulations. Works involved will enable improvements to usage, thermal performance and upgrade all the services. Existing windows throughout are in a poor state of repair and are single glazed. Thermal and airtightness performance improvements are required. The roof space is uninsulated and existing roof coverings, lead flashings and pointing have failed in places allowing water ingress. Repairs will enable restoration of the original fabric and an upgrade to weathering and thermal performance.

## 7. Existing Use

Please describe the current use of the site

Dwelling - single family occupancy

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Dwelling - single family occupancy

When did this use end  
(if known)?  
DD/MM/YYYY

**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?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Combination of red brickwork and coarse render painted white.

Description of proposed materials and finishes:

Existing render and brickwork to be made good where required. Any newly introduced brick is to match existing. New paint finish to render wall to match existing.

Roof

Description of existing materials and finishes (optional):

Plain, red clay tiles, lead dormers

Description of proposed materials and finishes:

New tiles to match existing. Dormers in zinc or lead sheet, colour matching existing and adjacent. Flat roof to extension to receive EDPM or GRP weathering coat.

Windows

Description of existing materials and finishes (optional):

White painted single glazed timber windows. Single glazed roof-light to the front slope.

Description of proposed materials and finishes:

White painted double glazed windows to match original fenestration style to street elevations, retained and adjusted openings to side and rear of main house. New conservation roof light to the front. Tall glazed windows to the rear extension painted timber or metal frames.

## 8. Materials

Doors	
Description of existing materials and finishes (optional):	White painted timber with viewing panels.
Description of proposed materials and finishes:	Painted timber front door with viewing panels. Colour tbc. Doors to rear extension integral to glazing system - painted frames.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber fence. Currently broken in places.
Description of proposed materials and finishes:	New timber fencing to shared boundary with 13.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	On-street parking.
Description of proposed materials and finishes:	On-street parking as existing.

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

1901 FS P050\_P0 - Location and Block Plans  
1901 FS P051\_P0 - Existing - Floor Plans  
1901 FS P052\_P0 - Existing - Elevations  
1901 FS P053\_P0 - Photographic Survey  
1901 FS P054\_P0 - Existing - Landscaping Plan  
1901 FS P100\_P0 - Demolition - Floor Plans  
1901 FS P110\_P0 - Proposed - Floor Plans  
1901 FS P111\_P0 - Proposed Elevations  
1901 FS P111\_P0 - Proposed Sections  
1901 FS P200\_P0 - Proposed - Landscaping Plan  
1901 FS P501\_P0 - Light Study Sheet 01  
1901 FS P502\_P0 - Light Study Sheet 02  
1901\_11 Briardale Gardens\_Planning and Heritage Statement  
11 Briardale Gardens: Schematic existing drainage survey drawing  
11 Briardale Gardens: Existing drainage survey report  
11 Briardale Gardens PHASE I TREE SURVEY NW3 7PN - Tree survey schedule  
11 Briardale Gardens TCP (1) London NW3 - Existing  
11 Briardale Gardens TCP (2) London NW3 - Existing trees and proposed development overlaid  
11 Briardale Gardens TCP (3) London NW3 - Existing trees T1-4 removed and proposed development indicated

## 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

## 11. Trees and Hedges

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

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- 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:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- 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

## 14. Foul Sewage

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.

Drainage survey drawings and report are submitted with the application. All waste to connect to existing.

## 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:

As current arrangements; bins are stored in front gardens.

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

Yes  No

If Yes, please provide details:

Local authority separate recyclable waste bins and collection.

## 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:

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

Does the proposal involve the use or storage of any hazardous substances?

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?

- 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

Telephone advice on requirements in relation to removal of trees within the Conservation Area and options for applying under a Section 211 Notice or including information with the full planning submission (latter approach taken).  
Confirmation that solar panels to the street elevation need to be shown on proposals.  
Confirmation that an electric car charging port within the front garden would not be supportable due to the need to cross the pavement.

## 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

## 26. Ownership Certificates and Agricultural Land Declaration

- 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)