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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="38"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat A"/>
Address line 1	<input type="text" value="Allcroft 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="NW5 4NE"/>

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

Easting (x)	<input type="text" value="528269"/>
Northing (y)	<input type="text" value="185024"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Paul and Val"/>
Surname	<input type="text" value="Sieveking and Stevenson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat A, 38, Allcroft 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	NW5 4NE
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	Murray
Surname	John
Company name	Murray John Architects Ltd.
Address line 1	Brunswick House
Address line 2	30 Wandsworth Road
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	SW8 2LG
Primary number	02077200377
Secondary number	07740619300
Fax number	
Email	murray@murrayjohn.com

4. Site Area

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

108

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.

Erection of a single storey side and rear infill extension following demolition of existing, and replacement of a ground floor side window

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 intention is to reform the flat as a 'lifetime home' and at the same time make it more energy efficient, and also to augment its live/work potential. The present spatial arrangement of tired poky rooms and narrow corridors is unsuitable. This requires altering its layout and open planning the living, dining and kitchen spaces. The existing back room proposed to be demolished is 28 years old and is reaching the end of its life. The rear garden is very small, shaded and enclosed, and its usefulness as an amenity is very limited.

7. Existing Use

Please describe the current use of the site

Private self contained residential flat

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?

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):	London yellow stock bricks
Description of proposed materials and finishes:	London yellow stock bricks with tile creasing to parapets as required.
Roof	
Description of existing materials and finishes (optional):	flat asphalt roof
Description of proposed materials and finishes:	green roof over new flat roof structure plus proprietary lean-to powder coated metal framed glazed roof over infill structure, mid-grey colour
Windows	
Description of existing materials and finishes (optional):	Timber framed Victorian d.h. sash windows and 1990s modern casements, all painted white
Description of proposed materials and finishes:	One new Victorian style timber framed two by two double hung sash window, white painted frame. Side wall of infill structure to have proprietary powder coated metal framed glazed panels, mid-grey colour
Doors	
Description of existing materials and finishes (optional):	Aluminium framed sliding doors
Description of proposed materials and finishes:	Side hung proprietary powder coated metal framed french windows, mid grey colour

8. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	White painted brick walls, natural timber close boarded fencing and trellising
Description of proposed materials and finishes:	Where required, replacement of natural timber close boarded fencing and trellising. Boundary walls to be built up minimally as required for new extension in yellow London stocks with tile creasing copings, painted as necessary to match existing.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete surface to rear garden
Description of proposed materials and finishes:	Yorkstone paving to lightwell courtyard

Lighting	
Description of existing materials and finishes (optional):	no lighting
Description of proposed materials and finishes:	PIR security light in courtyard, situated to avoid glare

Other type of material (e.g. guttering) Drainpipes and gutters	
Description of existing materials and finishes (optional):	Mixture of black cast iron and grey PVC piping
Description of proposed materials and finishes:	All pipework runs to be rationalised and replaced as required in mid grey powder coated aluminium sections. Long box gutter to lean to rooflight to be matching aluminium as above, including stainless steel wire mesh leaf guard. Channel drain in courtyard to have stainless steel cover.

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

Refer to attached drawing schedule and 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

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.

Refer to drawing 791/02 plan as 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:

Refer to layout plans. There is an existing refuse collection point at the front of the property, and no change is expected here.

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

Yes No

If Yes, please provide details:

The new kitchen layout shall incorporate separated recycled waste containers, refer to drawings. Recycling collection point is at the front, and will not alter from the existing arrangement.

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

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

"Overall the proposed works are considered likely to be supported during a formal application, subject to appropriate detailed design as well as sectional analysis that demonstrates there would be no harmful loss of amenity to neighbouring occupiers." Sectional analysis has been included on the drawings submitted, and the height of the lean to boundary wall to no 40 has been kept to a minimum in order to eliminate loss of light to their ground floor closet wing windows. Other points made in the report: the infilling of the rear garden would not, in this instance, result in harm to the character and appearance of the host property or terrace. The scale of the proposals remain subordinate to the host property. High quality detail design and products specified especially the style of slender metal framed rooflights and replacement timber sash window (no uPVC!), a courtyard being retained, green roof provides an opportunity to replace loss of greenery in garden.

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.

26. Ownership Certificates and Agricultural Land Declaration

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)