

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for removal or variation of a condition following grant of  
planning permission. Town and Country Planning Act 1990.  
Planning (Listed Buildings and Conservation Areas) 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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW3 5SX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mathieu"/>
Surname	<input type="text" value="Lacroix"/>
Company name	<input type="text" value="Greenway Architects"/>
Address line 1	<input type="text" value="Branch Hill Mews"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 7LT"/>
Primary number	<input type="text" value="02074356091"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="mathieu@greenwayarchitects.co.uk"/>

## 4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

#### 4. Description of the Proposal

Has the development already started?

Yes  No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2017

Has the development been completed?

Yes  No

#### 5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Our client received an enquiry from Angela Ryan, Planning Enforcement Officer at Camden, on the 15/05/2019, with regards to the current landscaping scheme to the front of the site, allegedly not being in accordance with the planning application 2016/5374/P. This letter is attached to the application.

We liaised with Angela Ryan to discuss this matter and to clarify the points raised in her letter:

- Issue with the extent of the off street car parking capacity: The existing and planning scheme allowed for 6x cars to be parked off street, 3x in the side passage and 3x at the front. We have also attached a photo showing the existing pre-construction condition. By moving the side gate further up the side passage towards the front of the house, the off street car parking capacity has been reduced. In our opinion this an improvement from the approved planning scheme.
- Omission of planting area at the front for hardscaping: By re-configuring the front drive and reducing the amount of paved walkways, the planting area at the front has been increased by almost 70%.
- A single storey timber structure sited where several small trees/shrubs were shown on the planning issue site plan: This was an off the shelf freestanding timber bin store (1.25m H x 1.45m W) bought by our client directly . In our opinion this was not the best place for it and we have asked our client to remove it. The bins will now be located behind the side gate, in the side passage.
- The narrow planters on both sides of the front drive not being wide enough for shrubs and trees to establish healthy growth: These additional planting pockets have been designed and sized by the landscaping designer to receive Yew hedges and small trees/shrubs to soften the space.

It is our opinion that the changes made in the landscaping should be considered beneficial as they reduce the parking capacity and hardscaping and increase the planting and soft landscaping from that originally approved. We also think it is beneficial not to have the vehicles travelling up and down the side passage between the property of 28 and 26 at all hours, past habitable rooms, and confine this to the street elevation.

After clarifying these points, Angela Ryan confirmed to us that although the changes were minor, she was of the opinion that these needed to be formally approved as it was a divergence from the approved plans. In this regard, the best way forward was to submit a S.73 application for variation of condition (3) of the above referenced permission, to enable the changes to be considered and formally recorded.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please find attached new front garden plan with planting layout designed by the landscaping designer. The landscaping works are due to start on site on the 10th June and be completed within two weeks.

#### 6. 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

#### 7. 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)

## 7. Pre-application Advice

20/05/2019

Details of the pre-application advice received

Although the changes are minor, Angela Ryan was of the opinion that these needed to be formally approved as it was a divergence from the approved plans granted on 10th May 2017 under ref: 2016/5374/P, which requires the development to be carried out in accordance with the approved plans. In this regard, she recommended that we submit a S.73 application for variation of condition (3) of the above referenced permission, to enable the changes to be considered and formally recorded.

## 8. 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

Declaration date (DD/MM/YYYY)

Declaration made

## 9. 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)