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

Householder Application for Planning Permission for works or extension to a dwelling 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

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 5AU"/>
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="Alan"/>
Surname	<input type="text" value="Milliken"/>
Company name	<input type="text" value="Hart-Baskerville Architects Limited"/>
Address line 1	<input type="text" value="76 Denmark Road"/>
Address line 2	<input type="text" value="Wimbledon"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SW19 4PQ"/>
Primary number	<input type="text" value="07447590820"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="alan@hart-baskerville.co.uk"/>

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

Yes No

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

6. 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):

Doors	
Description of existing materials and finishes (optional):	Black painted timber with small square glass inserts
Description of proposed materials and finishes:	Solid hardwood

Walls	
Description of existing materials and finishes (optional):	Brick, London stock with red engineering brick sills and lintels
Description of proposed materials and finishes:	Solid hardwood battens in a uniform vertical pattern

Windows	
Description of existing materials and finishes (optional):	Timber framed
Description of proposed materials and finishes:	Solid hardwood frames behind a uniform vertical pattern of hardwood battens

Roof	
Description of existing materials and finishes (optional):	Clay tiles, prominent lead flashings
Description of proposed materials and finishes:	Rear dormer clad in dark grey zinc

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

P101, DAS

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Omission of a garage. Refer to existing and proposed plans P801 and P101 respectively.

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

If Yes, please describe:

Omission of a garage. Refer to existing and proposed plans P801 and P101 respectively.

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

9. Trees and Hedges

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

10. 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

11. 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	Mrs
First name	Alyce
Surname	Keen
Reference	2019/0945/PRE

Date (Must be pre-application submission)

Details of the pre-application advice received

"6. Assessment

The key planning issues are as follows:

Design
Amenity
Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden's Local Plan Document is supported by supplementary guidance document CPG (Design).

The proposed dormer is considered to be overly dominant on the rear roof slope. The dormer would need to be significantly reduced in size in order to be supported by Council. Council notes that there are dormers on the two adjoining properties in the terrace row. These dormers are considered to be of an appropriate size. It is recommended in the CPG that dormer windows are set 0.5m from all sides of the roof as a minimum. In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should also generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. Please refer to 4.4 of the CPG in regard to Dormers. Materials should also complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG Amenity.

The proposed dormer is not considered to cause harm to the privacy of neighbouring properties in terms of increased overlooking or the amenity of neighbouring residents in terms of loss of light and outlook.

7. Conclusion

Overall, the proposed dormer is considered to be overly dominant and needs to be considerably reduced in size to be considered appropriate."

12. 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

12. Authority Employee/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?

13. 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

14. 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)