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

## Application for Planning Permission. 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	13
Suffix	
Property name	
Address line 1	St Ann's Gardens
Address line 2	
Address line 3	
Town/city	London
Postcode	NW5 4ER

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

Easting (x)	528031
Northing (y)	184787

Description

### 2. Applicant Details

Title	Ms
First name	gabrielle
Surname	calver
Company name	
Address line 1	13 st anns gardens
Address line 2	
Address line 3	
Town/city	london
Country	United Kingdom

## 2. Applicant Details

Postcode	<input type="text" value="NW5 4ER"/>
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

No Agent details were submitted for this application

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="146"/>
Unit	<input type="text" value="sq.metres"/>

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

We are re-submitting a planning application that was granted planning permission in 2009. The proposed development is for a roof extension to add one additional floor of accommodation to a single family home located at number 13 St Ann's Gardens, NW5 4ER.

St Ann's Gardens is a small cul-de-sac with a group of almost identical houses running from 1 to 13 on both sides of the street. They were originally constructed in the 19th century with 3 storeys (lower ground, raised ground and first floor). Over the course of the last 40 or so years 7 of these houses have constructed roof extensions. The extensions include work to number 1 St Ann's Gardens (an end of terrace house which is the mirror image of number 13) and number 12 St Ann's Gardens which is immediately adjacent to our property.

The proposed extension is designed to be sensitive to the original design of the property. In order to blend with the existing terrace it is almost identical in style to the extensions at numbers 1, 3, 4, 7, 9 & 12 in St Ann's Gardens. The new roof extension will spring from behind the parapet at existing hopper level at a 60 degree angle (49-70 degrees permitted in Camden Planning Guidance document - altering and extending your home), therefore matching the angle and also the height of our immediate neighbour at No 12. On the rear elevation the facade continues vertically echoing the extension at No 12 and 2 further properties on this side of the street. The front elevation will have 3 top hung Velux escape windows and be clad in slate. The rear elevation and side wall will be raised in reclaimed yellow London stock bricks and windows to the rear will be timber sash windows to match existing.

Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

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

## 7. 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):	13 St Ann's Gardens consists of a lower ground floor, a raised ground floor and a first floor. The property is constructed in London stock brick with the front elevation rendered and painted white
Description of proposed materials and finishes:	The front elevation will remain as it is with the new roof extension sitting behind the unaltered parapet. The side wall and the rear elevation will be raised in reclaimed London stock brick to match existing.

Roof	
Description of existing materials and finishes (optional):	The existing roof is a butterfly roof clad in slate.
Description of proposed materials and finishes:	The proposed roof will be similar in style to existing roof extensions on the street. The front elevation will have 3 top hung velux escape windows and will be clad in slate. All new flashings will be code 4 lead. The roof itself although appearing flat will slope slightly to allow rainwater to flow away freely. The surface of the roof will be weatherproofed with a three layer high performance torch on roofing membrane system.

Windows	
Description of existing materials and finishes (optional):	The existing windows are white timber box sash windows
Description of proposed materials and finishes:	The proposed roof will have 3 velux windows (the size, number and position of the windows varies along the street). The windows on the rear elevation will be timber sash windows.

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

## 7. Materials

Other type of material (e.g. guttering) Guttering and Downpipes

Description of existing materials and finishes (optional):

Existing guttering and downpipes in grey plastic

Description of proposed materials and finishes:

Proposed guttering and down pipes to be in black heritage cast aluminium

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

CAD drawings submitted with the application.

- 1) Existing section and elevation drawn at a scale of 1:100 @ A3
  - 2) Existing first floor plans and roof plan drawn at a scale of 1:50 @ A3
  - 3) Proposed section and elevations drawn at a scale of 1:100 @ A3
  - 4) Proposed plans drawn at a scale of 1:50 @ A3
- OS location plan with site outlined in red  
Photos showing streetscape and front and rear elevations of 13 St Ann's Gardens

## 8. 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

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes  No

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

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'.**

## 11. 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

### 11. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

### 12. 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

### 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

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.

Proposed section and elevations drawn at a scale of 1:50 @ A3 show the location of the RWP and the soil stack on the external elevation.

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

### 16. 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:

## 16. Residential/Dwelling Units

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

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. 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**

## 21. Hazardous Substances

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

Yes  No

## 22. 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

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 24. 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

## 24. 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?

## 25. 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

## 26. 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)