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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	16
Suffix	
Property name	
Address line 1	Bracknell Gardens
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 7EB
Description of site location must be completed if postcode is not known:	
Easting (x)	525724
Northing (y)	185498
Description	

2. Applicant Details

Title	Mr
First name	Brian
Surname	Magnus
Company name	
Address line 1	16, Bracknell Gardens
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	NW3 7EB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Miss
First name	Megan
Surname	White
Company name	Marek Wojciechowski Architects Ltd.
Address line 1	First Floor
Address line 2	66-68 Margaret Street
Address line 3	
Town/city	LONDON
Country	
Postcode	W1W 8SR
Primary number	02075809336
Secondary number	
Fax number	
Email	megan@mw-a.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Demolition of the existing rear extension and replacement with a single-storey rear extension.
Replacement of fenestration at rear ground and first floor levels.
Replacement of existing windows to the flank elevation.
Associated landscaping.

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)?

In order to construct the new single-storey extension.

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):

Walls	
Description of existing materials and finishes (optional):	Brickwork
Description of proposed materials and finishes:	Reclaimed red bricks to match existing including fired clay cladding.

Roof	
Description of existing materials and finishes (optional):	Clay plain roof tiles Glass (extension)
Description of proposed materials and finishes:	No change to the existing roof tiles Single ply membrane with river pebbles Fixed frameless glass connection between the new extension and the main house

Windows	
Description of existing materials and finishes (optional):	Timber frame windows Aluminium framed glazing to extension
Description of proposed materials and finishes:	Timber frame windows Fixed frameless glass connection between the new extension and the main house Fixed metal frame glazed window to the rear elevation at ground floor level Metal framed windows to the extension

Doors	
Description of existing materials and finishes (optional):	Metal framed single and double glass doors with fixed side panels Traditionally detailed timber framed front door
Description of proposed materials and finishes:	Minimal frame glass sliding doors to new extension Metal framed glazed doors to rear elevation at ground floor level Traditionally detailed timber framed front door

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber fence
Description of proposed materials and finishes:	Timber fence

Other type of material (e.g. guttering) External Paving	
Description of existing materials and finishes (optional):	Brick paving to front path Yorkstone paving (rear)
Description of proposed materials and finishes:	Brick paving

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

Demolition drawings:

6. Materials

D_01; D_02; D_07; D_08; D_09; D_10; D_11; D_12; D_20

Proposed Drawings:
P_00; P_01; P_02; P_07; P_08; P_09; P_10; P_11; P_12; P_20

Design & Access Statement

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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Please refer to the Arboricultural Report prepared by John Cromar from Tree Scan, submitted as part of this application.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Please refer to the Arboricultural Report prepared by John Cromar from Tree Scan, submitted as part of this application.

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	Mr
First name	Josh
Surname	Lawlor
Reference	2019/1946/PRE

Date (Must be pre-application submission)

14/05/2019

11. Pre-application Advice

Details of the pre-application advice received

It is considered that the replacement of the existing single storey ground floor rear extension with an extension of similar scale would be acceptable in design and amenity terms. A green roof for the extension would be welcomed. The replacement of the pergola with materials which are more sympathetic to the host building is also considered acceptable in design and amenity terms. The existing patio doors hold little heritage value and therefore their replacement is considered acceptable. The replacement of single glazed windows with double glazed units would be acceptable provided the materials and design match the existing. UPVC would not be considered acceptable. It is recommended that an arboricultural report is submitted with the application to justify the loss of trees and to demonstrate potential impact from the design and construction works on nearby trees.

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

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	<input type="text" value="Miss"/>
First name	<input type="text" value="Megan"/>
Surname	<input type="text" value="White on behalf of MW Architects"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="19/07/2019"/>

☒ 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)