

## Application for Planning Permission. Town and Country Planning Act 1990

### Site

Address	278, WEST END LANE, LONDON, CAMDEN, NW6 1LJ
Easting	525459.0
Northing	185230.0
Description of the location of the site	

## Applicant Details

Name \* Please provide the Applicant's Name and/or the applying Company Name

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Moisi"/>
Surname	<input type="text" value="Koumi"/>
Company name	<input type="text"/>
Street address *	<input type="text" value="278 West End Land"/> <input type="text"/> <input type="text"/>
Town/City *	<input type="text" value="London"/>
County	<input type="text"/>
Country *	<input type="text" value="United Kingdom"/>
Postcode *	<input type="text" value="NW6 1LJ"/>
Telephone number *	<input type="text"/>
Mobile number (optional)	<input type="text"/>
Fax number (optional)	<input type="text"/>
Email (optional)	<input type="text"/>
Are you an agent acting on behalf of the applicant? *	<input type="text" value="Yes"/>

## Agent Details

Name \* Please provide the Agent's name and/or Agency name

Title	Ms
First name	Nana
Surname	Appiah
Agency name	Press Investmenst Limited
Street address *	116A Highbury New Park
Town/City *	London
County	
Country *	United Kingdom
Postcode *	N5 2DR
Telephone number *	07940020664
Mobile number (optional)	
Fax number (optional)	
Email *	pressinvestments@mail.com

## Description of the Proposal

Please describe the proposed development including any change of use \*

Erection of mansard roof to incorporate conversion of property to provide 2x flats and associated works to front elevation.

Has the building work or change of use already started? \*

No

## Site Area

What is the site area? \*

254.00

Units

sq.metres

## Existing Use

Please describe the current use of the site \*

Mixed use residential (C3) at upper floor and commercial (A1/B1) at ground floor.

Is the site currently vacant? \*

No

## Existing Use

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 \*

No

Land where contamination is suspected for all or part of the site \*

No

A proposed use that would be particularly vulnerable to the presence of contamination \*

No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? \*

Is a new or altered pedestrian access proposed to or from the public highway? \*

Are there any new public roads to be provided within the site? \*

Are there any new public rights of way to be provided within or adjacent to the site? \*

Do the proposals require any diversions/extinguishments and/or creation of rights of way? \*

## Vehicle Parking - Cars

Please provide information on the existing and proposed number of on-site parking spaces

Existing number of spaces \*

Total proposed (including spaces retained) \*

## Vehicle Parking - Light goods vehicles / public carrier vehicles

Existing number of spaces \*

Total proposed (including spaces retained) \*

## Vehicle Parking - Motorcycles

Existing number of spaces \*

Total proposed (including spaces retained) \*

## Vehicle Parking - Disability spaces

Existing number of spaces \*

Total proposed (including spaces retained) \*

**Vehicle Parking - Cycle spaces**

Existing number of spaces \*

0

Total proposed (including spaces retained) \*

0

**Vehicle Parking - Other (e.g. Bus)**

Existing number of spaces \*

0

Total proposed (including spaces retained) \*

0

**Vehicle Parking - Other (e.g. Bus)**

Short description of other \*

0

**Materials**

Please state what materials (including type, colour and name) are to be used externally (if applicable) \*

Are you updating any materials for the walls? \*

No

Are you updating any materials for the roof? \*

Yes

Are you updating any materials for the windows? \*

No

Are you updating any materials for the doors? \*

No

Are you updating any materials for the boundary treatments (e.g. fences, walls) \*

No

Are you updating any materials for vehicle access and hard standing? \*

No

Are you updating any materials for lighting? \*

No

Are you updating any other materials? \*

No

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? \*

Yes

## Roof - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes \*

grey

Description of proposed materials and finishes \*

grey tile to match existing.

## Plan(s)/Drawing(s)/Design

Please state references for the plan(s)/drawing(s)/design and access statement \*

01, 02 and 03.

## Foul Sewage

Please state how foul sewage is to be disposed of \*

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

## Foul Sewage

Are you proposing to connect to the existing drainage system?

Yes

## Foul Sewage

Please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references

no proposed change to current arrangement.

## 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.) \*

No

If Yes, you will need to submit an appropriate 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)? \*

No

Will the proposal increase the flood risk elsewhere? \*

No

How will surface water be disposed of?

Sustainable drainage system

Soakaway

Main sewer

Existing watercourse

Pond/lake



## Trees and Hedges

Are there trees or hedges on the proposed development site? \*

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? \*

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'.

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, 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:

a) Protected and priority species (see guidance note) \*

No

b) Designated sites, important habitats or other biodiversity features (see guidance note) \*

No

c) Features of geological conservation importance (see guidance note) \*

No

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? \*

No

## Waste Storage and Collection

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

Yes

## Waste Storage and Collection

Please provide details \*

This will remain as existing.

## Residential/Dwelling Units

Does your proposal include the gain, loss or change or use of residential units? \*

## Proposed Housing

Does your proposal include Proposed housing for the\*

Market housing category

Social rented housing category

Intermediate housing category

Key worker housing category

## Proposed - Market Housing

Is the Proposed residential unit for

- Houses
- Flats/Maisonettes
- Live-work units
- Cluster flats
- Sheltered housing
- Bedsit/Studios
- Unknown

## Proposed Market Housing - Flats/Maisonettes

Number of 1 Bedroom units

1

Number of 2 Bedroom units

Number of 3 Bedroom units

1

Number of 4+ Bedroom units

Number of unknown units

## Existing Housing

Does your proposal include Existing housing for the \*

- Marketing house category
- Social Rented housing category
- Intermediate housing category
- Key Worker housing category

## Existing - Market Housing

Is the Existing residential unit for\*

- Houses
- Flats/Maisonettes
- Live-work units
- Cluster flats
- Sheltered housing
- Bedsit/Studios
- Unknown

## Existing Market Housing - Flats/Maisonettes

Number of 1 Bedroom units

Number of 2 Bedroom units

Number of 3 Bedroom units

Number of 4+ Bedroom units

Number of unknown units

## All Types of Development: Non-Residential Floorspace

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

## Employment

If known, please complete the following information regarding employees

Existing employees

Full-time \*

Part-time \*

Equivalent number of full-time

Proposed employees

Full-time \*

Part-time \*

Equivalent number of full-time

## 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 \*

retail and office, residential

Is the proposal for a waste management development? \*

No

## Hazardous Substances

Is any hazardous waste involved in the proposal? \*

No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? \*

No

## Pre-application Advice

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

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? \*

Yes

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) \*

The agent

## Authority Employee/Member

With respect to the Authority, I am (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member Do any of these statements apply to you? \*

No

## Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

\* Indicates required field

### Certificates

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land and have you been the sole owner for more than 21 days? \*

## Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Are there any agricultural tenants? \*

## Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Can you give appropriate notice to ALL the other owners/ agricultural tenants? \*

## 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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Person role

Title \*

First name \*

Surname \*

Declaration date (DD/MM/YYYY) \*



Declaration made \*

**Certificate of Ownership - Certificate B Town and Country Planning  
(Development Management Procedure) (England) Order 2015 Certificate under  
Article 14**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name *	Avie Yiangou
Number	
Suffix	
House name	
Street *	278 West End Lane London
Locality	
Town	
Post Code	NW6 1LJ
Date notice served (DD/MM/YYYY) *	06/07/2019



## Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

Person role

Title \*

First name \*

Surname \*

Declaration date (DD/MM/YYYY) \*



Declaration made \*

### 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 (DD/MM/YYYY - cannot be pre-application) \*