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

Application for Planning Permission 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	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Churchill Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW5 1AN"/>

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

Easting (x)	<input type="text" value="528904"/>
Northing (y)	<input type="text" value="185948"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Dan and Sophie"/>
Surname	<input type="text" value="Benedict"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="24, Churchill Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW5 1AN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Joshua
Surname	Broomer
Company name	NISSEN RICHARDS studio
Address line 1	Unit 5 & 6 Waterhouse
Address line 2	8 Orsman Road
Address line 3	
Town/city	London
Country	
Postcode	N1 5QJ
Primary number	02078708899
Secondary number	
Fax number	
Email	joshua.b@nissenrichardsstudio.com

4. Site Area

What is the measurement of the site area?
(numeric characters only).

140

Unit

sq.metres

5. Description of the Proposal

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

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.

Formal approval of conversion of residential property into two dwellings including partial demolition and extension at ground floor, and general refurbishment throughout.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

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

The proposal seeks to demolish the existing lean to and closet end of the property and replace this with a ground floor full width extension and first floor extension in line with existing building. Other works include the removal of the existing awning which is not original and in poor condition and the creation of openings for rooflights (these will not be visible from the street due to the raised parapet of the front facade).

The property is currently in poor condition and is in need of refurbishment. The closet end and lean to of the building, which protrude out from the rest of the massing at lower level is showing evidence of structural instability and cracking whilst the interior is in need of re-plastering, painting and decorating. There is also noticeable wear and tear on the front facade and to all windows, which are currently metal framed.

The works are a combined effort to provide good quality spaces for two dwellings and to repair, restore and improve the building fabric.

7. Existing Use

Please describe the current use of the site

The property is a residential dwelling that has been split to form two separate flats. This is evidenced within the survey, the upper floors are separated from the ground floor with a dividing door and there is currently a kitchen and bathroom on the upper floors.

The applicant has relocated prior to undertaking the refurbishment works covered by this application.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

The applicant has relocated the residential dwelling prior to undertaking the refurbishment works discussed.

When did this use end
(if known)?
DD/MM/YYYY

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

8. 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):	Brick walls Slate tiled roof Metal sash windows
Description of proposed materials and finishes:	Proposed Fine detailed brick walls to complement existing Slate tiled roofs to existing pitched roofs, with dark grey membrane to flat roof to extension Timber sash windows to main body of property with metal framed bay window and metal framed folding glazed doors

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

A2085-PL-DAS

9. 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

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

- 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

10. Vehicle Parking

- Is vehicle parking relevant to this proposal? Yes No

11. 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'.

12. 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
- Soakaway
- Main sewer
- Pond/lake

13. 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:

13. Biodiversity and Geological Conservation

- 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

14. 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.

A2085-PL-200

15. Waste Storage and Collection

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

If Yes, please provide details:

A2085-PL-200

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

If Yes, please provide details:

As noted in Camden Council's Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste))

Point 2.2 states:

For an average 3 bedroom property the minimum bin storage space for general waste on a fortnightly street accessed collection is a 240L bin.

Point 2.10. states:

(per home weekly)

No. units x 120L general waste

No. units x 140L mixed recycling or equivalent boxes

No. of units x 23L food waste

The proposed provides 1 x 240L mixed recycling, 1 x 240L general waste and 2 x 23L food waste boxes as a shared facility between the two dwellings.

16. Trade Effluent

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

17. 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;
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. Residential/Dwelling Units

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	1	0	1	0	0	2
Total	1	0	1	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Existing Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units

2

Total existing residential units

1

18. All Types of Development: Non-Residential Floorspace

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

Yes No

19. Employment

Will the proposed development require the employment of any staff?

Yes No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

21. 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:

The site will be used for residential purposes only.
This will function with primarily natural ventilation.

21. Industrial or Commercial Processes and Machinery

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

22. Hazardous Substances

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

Yes No

23. 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

24. 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	<input type="text" value="Ms"/>
First name	<input type="text" value="Kristina"/>
Surname	<input type="text" value="Smith"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

The applicant has engaged with discussion with the Local Planning Authority over the current planning application (2018/0522/P), that was submitted on behalf of the applicant by others. Options for amendments to that scheme have been discussed, and it is likely that the current application will now be withdrawn in favour of this less contentious option (eg no basement).

25. 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?

26. 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**

26. Ownership Certificates and Agricultural Land Declaration

* '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

27. 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)