

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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="28"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Maresfield Gardens"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 5SX"/>

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

Easting (x)	<input type="text" value="526472"/>
Northing (y)	<input type="text" value="184918"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Anthony"/>
Surname	<input type="text" value="Freedman"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="28, Maresfield Gardens"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW3 5SX"/>
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="Mathieu"/>
Surname	<input type="text" value="Lacroux"/>
Company name	<input type="text" value="Greenway Architects"/>
Address line 1	<input type="text" value="Branch Hill Mews"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 7LT"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

Has the development already started?

Yes No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2017

Has the development been completed?

Yes No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Our client received an enquiry from Angela Ryan, Planning Enforcement Officer at Camden, on 15/05/19, with regards to the current landscaping scheme to the front of the site, allegedly not being in accordance with the planning application 2016/5374/P.

As a result a variation of condition application was submitted on 03/06/19 to record the changes made to the front garden layout (application ref: 2019/2860/P). The planning officer's view was that even if the number of potential cars that could be parked on site was the same number as in the consented scheme, there were now 3 car parking spaces with direct off-street access which failed to promote sustainable transport mode and caused harm to the host property due to the reduced planting area. The application was refused on 31/07/19.

After having consulted with Angela Ryan (enforcement officer) and Kristina Smith (planning officer on the previous application) our client is now submitting this new variation of condition application. We are proposing to introduce a new wider planter at the front in order to reduce the front drive area with a new raised kerb detail to provide a clear separation between the planting area and the hardscaping and prevent additional car parking. The new front drive area will match the area of the approved front drive in the consented scheme 2016/5374/P with only 2 car parking spaces directly accessible from the street.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please find attached proposed front garden plan with new planting and hardscaping layout.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

13/08/2019

Details of the pre-application advice received

We sent some preliminary drawings to Kristina Smith after the previous variation of condition application was refused, showing the new proposed front garden layout with the kerb detail. Her response was that if we carried out the works as described it is likely that it will be acceptable as it would address both reasons for refusal.

8. 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

9. 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)