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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	<input type="text" value="50"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Menelik 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="NW2 3RH"/>

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

Easting (x)	<input type="text" value="524636"/>
Northing (y)	<input type="text" value="185522"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Riechert"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat 3"/>
Address line 2	<input type="text" value="78 Greencroft Gardens"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW6 3JQ
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	Luke
Surname	Young
Company name	Roach Young Studio
Address line 1	flat 35,
Address line 2	9a York Way
Address line 3	Camden
Town/city	London
Country	United Kingdom
Postcode	n7 9GY
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	410
Unit	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.

The proposal is to refurbish the existing property which has remained unchanged for 25-30 years. The existing front timber windows, which face towards Menelik Road, will be replaced with energy efficient double glazed windows in a similar style. The existing pebbled dash render will be repaired and painted.

A number of internal structural alterations will create a large open-plan kitchen and dining area.

The existing rear facade will include new large windows to maximise daylight. A large sliding door at ground floor provides a new connection to the garden. The existing two storey wing, which includes the garage and bedroom that projects into the garden will be increased in width by approximately two metres. At ground floor the existing facade will be insulated and clad in new brickwork. At first floor the rear facade will also be insulated and clad with vertical timber cladding.

5. Description of the Proposal

A new dormer extension will be added to the roof. The new dormer is sympathetic in scale and will be clad in graphite coloured zinc.

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

6. Existing Use

Please describe the current use of the site

The existing site includes a two storey dwelling and is part of a pair of semi-detached houses either Victorian or Edwardian. The property is not listed and is not located within a conservation area.

The front of the house which faces Menelik Road is south, the rear of the house faces north. The existing accommodation comprises of ten habitable rooms and ancillary accommodation. At ground floor there is a living room to the front of the house access via a large reception. Access to the garden is through the dining room and lounge, the kitchen provides access to the driveway.

First floor includes five bedrooms, one WC and a family bathroom.

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):	Masonry walls of brick construction. A number of walls were rendered with cement "pebble dash" render.
Description of proposed materials and finishes:	North Facade - All new masonry walls will be cavity wall construction with insulation. Walls will be faced with clay brickwork at ground floor. At first floor walls will be clad with vertical timber cladding.
	North Facade - The existing pebble dash render will be painted render.

Roof	
Description of existing materials and finishes (optional):	The existing semi detached dwelling has clay roof tiles. There is a small section of bitumen flat roof bed the parapet roof over bedroom 03, which faces Menelik Road
Description of proposed materials and finishes:	The new dormer roof extension will have a zinc finish. The existing clay roof tiles will be recycled and used on the small section of new roof over office / bedroom 04.

Windows	
Description of existing materials and finishes (optional):	Timber and steel windows. Poor condition.

7. Materials

Windows	
Description of proposed materials and finishes:	North Facade - All the new windows will be powder coated aluminium composite windows. South Facade - All the new windows will be powder coated aluminium composite or timber windows.

Doors	
Description of existing materials and finishes (optional):	The existing windows are painted timber.
Description of proposed materials and finishes:	All new sliding and pivot doors will be powder coated aluminium.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber fence to either side boundary. The rear boundary is a 2m brick wall.
Description of proposed materials and finishes:	n/a

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Harding standing / concrete drive.
Description of proposed materials and finishes:	n/a

Lighting	
Description of existing materials and finishes (optional):	There is an external security light to the utility room which faces the rear garden.
Description of proposed materials and finishes:	This will be replaced. Additional low level gardens lights will be added.

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	Cast Iron guttering.
Description of proposed materials and finishes:	All visible new guttering will be powder coated aluminium. The majority all the new guttering will be concealed within the masonry detailing.

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

0050-000-P01 - Location Plan + Existing Floor Plans
0050-001-P01 - Elevations
0050-017-P01 - Proposed Floor Plans
0050-018-P01 - Proposed Elevations

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

8. 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

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
- ☐ 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:

12. 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

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

14. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

The existing driveway has space to store wheelie bins off street.

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;
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:

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

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

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	LUKE
Surname	YOUNG
Declaration date (DD/MM/YYYY)	18/11/2019

☒ 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)	18/11/2019
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