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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="44"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat A and Flat C"/>
Address line 1	<input type="text" value="Ferncroft Avenue"/>
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 7PE"/>

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

Easting (x)	<input type="text" value="525614"/>
Northing (y)	<input type="text" value="185891"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Landon"/>
Surname	<input type="text" value="Kulick"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat A"/>
Address line 2	<input type="text" value="44, Ferncroft Avenue"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	NW3 7PE
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	Henry
Surname	Jones
Company name	Lipton Plant Architects
Address line 1	LIPTON PLANT ARCHITECTS
Address line 2	SEATEM HOUSE
Address line 3	39 MORELAND STREET
Town/city	London
Country	United Kingdom
Postcode	EC1V 8BB
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

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

1004.00

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.

- Full width ground floor extension.
- Partial first floor extension.
- Part extension of existing basement to front of property.
- Integration of existing Flat C (1st floor) into Flat A.
- Separation of east wing annex into a stand alone 2-bed flat (including part of the new basement extension) to now be referred to as proposed Flat C.

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)?

Openings are required to be formed in the existing ground and first floor rear elevation in order to incorporate the internal spaces into the proposed extension. The existing half width rear extension is to be demolished to make way for the proposed full width rear extension.

7. Existing Use

Please describe the current use of the site

Residential flats, totally 5 units. Refer to existing floor plans for details of size and split.

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

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):

Brickwork.

Description of proposed materials and finishes:

Brickwork and pigmented concrete to new rear extension. All other areas to be reclaimed brickwork to match existing.

Roof

Description of existing materials and finishes (optional):

Clay tiles.

Description of proposed materials and finishes:

Single ply membrane.
Stone paving to first floor terrace.
Aluminium framed double glazed rooflights to glazed areas.

Windows

Description of existing materials and finishes (optional):

Traditional timber framed sash and casement windows.

Description of proposed materials and finishes:

New rear extension to feature powder coated aluminium double glazed windows (plus one window adjacent to staircase on existing wall).
All other new windows to be traditional timber framed casement or sash windows to match existing, with slimline double glazing.

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Rear extension to feature powder coated aluminium hinged and sliding doors as indicated on drawings.
New doors to front and side to be traditional timber framed panelled doors with slimline double glazing.

8. Materials

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

550-FER-028-C-DESIGN AND ACCESS STATEMENT.pdf
550-LPA-ZZ-ZZ-M2-A-31002_A
550-LPA-ZZ-ZZ-M2-A-31003_A
550-LPA-ZZ-ZZ-M2-A-31004_A
550-LPA-ZZ-ZZ-M2-A-31005_A
550-LPA-ZZ-ZZ-M2-A-32001_A
550-LPA-ZZ-ZZ-M2-A-32002_A
550-LPA-ZZ-ZZ-M2-A-32003_A
550-LPA-ZZ-ZZ-M2-A-32004_A
550-LPA-ZZ-ZZ-M2-A-33001_A
550-LPA-ZZ-ZZ-M2-A-33002_A

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

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

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

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

12. Assessment of Flood Risk

- 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:

- 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

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:

A new bin store enclosure is proposed to the front driveway. This area is currently used to store the bins, but without an enclosure.

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

- Yes No

If Yes, please provide details:

The proposed bin store enclosure is sized to incorporate the current bins that are used for the property. This consists of the following:

- 3 x 240L wheelie bins for general waste
- 3 x 240L wheelie bins for recyclables
- 1 small bin for food waste

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

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:

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:

24. Pre-application Advice

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	2013/4450/PRE

Date (Must be pre-application submission)

<input type="text" value="15/07/2013"/>

Details of the pre-application advice received

This pre-application advice was gained prior to the previous application for the property, reference no. 2013/5234/P. All advice was taken on board and incorporated into that scheme. This application has since been consented and legally implemented; confirmed by Certificate of Lawfulness application 2017/4132/P.

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 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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	44
Suffix	B
House Name	
Address line 1	Ferncroft Avenue
Address line 2	
Town/city	London
Postcode	NW3 7PE
Date notice served (DD/MM/YYYY)	04/12/2019

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	44
Suffix	E
House Name	
Address line 1	Ferncroft Avenue
Address line 2	
Town/city	London
Postcode	NW3 7PE
Date notice served (DD/MM/YYYY)	04/12/2019

Name of Owner/Agricultural Tenant	
Number	44
Suffix	D
House Name	
Address line 1	Ferncroft Avenue
Address line 2	
Town/city	London
Postcode	NW3 7PE
Date notice served (DD/MM/YYYY)	02/12/2019

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)