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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	68
Suffix	
Property name	
Address line 1	Caversham Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW5 2DS

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

Easting (x)	529386
Northing (y)	184953

Description

### 2. Applicant Details

Title	Ms
First name	Caroline
Surname	Stuart
Company name	Independent
Address line 1	68a Caversham Road
Address line 2	
Address line 3	
Town/city	Kentish Town
Country	United Kingdom

## 2. Applicant Details

Postcode	<input type="text" value="NW5 2DS"/>
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

No Agent details were submitted for this application

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="15.00"/>
Unit	<input type="text" value="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.

This studio will be made of wood and glass and is a summer house replacing the existing shed which has to be taken down as the back wall needs repairing. It will be almost exactly the same footprint as the existing - but 1 meter higher, a meter wider and half a meter deeper. There is electricity there already and Camden Council Ward Officer has given her consent to the building as long as it is not slept in and has no toilet. It will be used for relaxation and storage for the garden.

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

## 6. Existing Use

Please describe the current use of the site

Currently the site is at the back of the garden and has a shed on it. The shed is currently used for relaxing in and storage of garden furniture

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):	Painted soft wood, single glazed and not insulated

## 7. Materials

Walls	
Description of proposed materials and finishes:	painting hard wood, double glazed and insulated

Roof	
Description of existing materials and finishes (optional):	felt roof
Description of proposed materials and finishes:	felt roof

Windows	
Description of existing materials and finishes (optional):	single glazed wooden frames
Description of proposed materials and finishes:	double glazed wooden frames

Doors	
Description of existing materials and finishes (optional):	single glazed doors
Description of proposed materials and finishes:	double glazed doors

Lighting	
Description of existing materials and finishes (optional):	electricity is in the shed - we use lamps in the sockets
Description of proposed materials and finishes:	electricity will be in the new shed - we use lamps in the sockets

Other type of material (e.g. guttering) currently no gutter on the shed	
Description of existing materials and finishes (optional):	no gutter on the current shed
Description of proposed materials and finishes:	plastic guttering

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

2D drawings of proposed studio

## 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

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:

- 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

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

Yes  No

If Yes, please provide details:

any waste will be taken out and disposed of with the normal household waste - garden waste will be composted as we do now

### 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:

none - this is a garden studio/shed for private family use replacing an existing shed

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

**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)

Details of the pre-application advice received

Having now had the opportunity to consider your application for Landlords consent to erect a shed/structure in the rear garden at 68A Caversham Road, on behalf of the London Borough of Camden as freeholder of the building, we hereby give you landlords permission to erect a shed/structure in the rear garden, it's purpose must be for recreational use only, and under no circumstances should the shed/structure be used for overnight accommodation. The shed/structure must not include a toilet or cooking facilities. This is a condition of the consent we hereby grant, subject to Planning approval and the following conditions being met:

1. The work must be carried out by competent person(s) and comply with Planning consent, building regulations and safety requirements, either statutory or in compliance with local bylaws and/or policy.
2. The work must only be carried out during working hours as governed by Building Control, this being 8am-6pm weekdays, 8am-12 noon Saturdays, and no working at all on Sundays and Bank holidays.
3. The work is carried out at no financial cost to the Council.
4. You must make good any damage or loss of any kind arising as a consequence of the work and make arrangements for reinstatement. It is recommended that the insurance cover of any persons employed is adequate in this respect.
5. If there are any works carried out to the cold water supply pipe work, this work must be done in accordance with the relevant British standards and Local Water Authority by laws.
6. All domestic works and changes must now comply with CDM 2015 Regulations. The Builder will be responsible for preparing a plan, organising the work and working together with others to ensure health and safety.
7. You will be expected to liaise with your neighbours around access, if required, and to notify them on the expected duration of works.

If you any of the above is unclear, or you have any queries, please do not hesitate to contact me.

## 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

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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)