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

Householder Application for Planning Permission for works or extension to a dwelling 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	123
Suffix	
Property name	Flat 1
Address line 1	Goldhurst Terrace
Address line 2	
Address line 3	
Town/city	London
Postcode	NW6 3EX
Description of site location must be completed if postcode is not known:	
Easting (x)	526245
Northing (y)	184190
Description	

2. Applicant Details

Title	Mr
First name	Shahil
Surname	Kotecha
Company name	
Address line 1	Flat 1, 123, Goldhurst Terrace
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	NW6 3EX
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	Nilesh
Surname	Shah
Company name	RUSSIAN FOR FISH
Address line 1	Unit 16
Address line 2	Durham Yard
Address line 3	Teesdale Street
Town/city	London
Country	United Kingdom
Postcode	E2 6QF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

The proposed alterations that constitute this application are:
1. Construction of a bin store and privacy screen to front of the property
2. Construction of a single storey side infill extension and rear extension at Ground Floor level
3. Excavation under existing property to extend the existing basement

Has the work already been started without consent? ☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

To permit the construction of the rear extension and basement space, to provide additional living area

6. 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):	front: red multi-brick with red brick banding rear: red multi-brick with white render to ground floor
Description of proposed materials and finishes:	front: existing brickwork retained rear: red multi-brick to match existing

Roof	
Description of existing materials and finishes (optional):	main roof: slate tiled rear outrigger: flat roof with single ply membrane rear outrigger ground floor projection: flat roof with single ply membrane
Description of proposed materials and finishes:	main roof: existing roof retained rear outrigger: existing roof retained ground floor extension: flat roof with GRP

Windows	
Description of existing materials and finishes (optional):	front: painted timber sash windows rear: painted timber sash windows and uPVC casements
Description of proposed materials and finishes:	front: existing windows retained rear: existing windows to upper floors retained ground floor rear and proposed courtyard: ppc aluminium framed, double glazed casement windows

Doors	
Description of existing materials and finishes (optional):	front door: painted timber door rear doors: painted timber french doors
Description of proposed materials and finishes:	front door: painted timber door rear doors: aluminium frame/ crittal style french doors

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	brickwork with timber fence
Description of proposed materials and finishes:	existing boundaries retained

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

141 001 P01 EXISTING_ location plan
141 002 P01 EXISTING_ block plan
141 003 P01 EXISTING_ ground floor and lower ground floor plan
141 004 P01 EXISTING_ front and rear elevations
141 005 P01 EXISTING_ side elevation
141 006 P01 EXISTING_ section AA
141 012 P01 PROPOSED_ block plan
141 013 P01 PROPOSED_ ground floor and lower ground floor plan
141 014 P01 PROPOSED_ front and rear elevations
141 015 P01 PROPOSED_ side elevation
141 016 P01 PROPOSED_ section AA and BB
Daylight analysis report_ 123 Goldhurst Street v2
GOLDHURST TERRACE_ design and access statement_ january 2020

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

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. 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

11. 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

- The pre-application considered the side infill and rear extensions to be subordinate and respectful to the original design and proportions of the host building. As such these additions would preserve and not adversely impact the character of the conservation area and the original dwelling
- Advice was provided to design the front lightwell to ensure it follows the outline of the bay window, secured with a metal grille fitted flush at natural ground level
- Regarding amenity, it was deemed the rear extension would not cause harm to the privacy of the neighbouring properties with no effect of increased overlooking, outlook or affect on sunlight/ daylight
- Advice was provided to commission an BRE Sunlight/ Daylight Assessment which should accompany any planning application
- The response stated the basement development would likely comply with Policy A5, however requested a Basement Impact Assessment to be submitted with the planning application

12. 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

12. Authority Employee/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?

13. 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Nilesh"/>
Surname	<input type="text" value="Shah"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="16/01/2020"/>

☒ Declaration made

14. 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)	<input type="text" value="16/01/2020"/>
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