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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	13
Suffix	
Property name	Elm Tree House
Address line 1	Netherhall Gardens
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 5RN

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

Easting (x)	526307
Northing (y)	184977

Description

The application site comprises the footprint of the existing residential building known as Elm Tree House.

### 2. Applicant Details

Title	Mr
First name	Paul
Surname	Whitley
Company name	Re-Creo Netherhall Gardens Ltd
Address line 1	195-199 Grays Inn Road
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	WC1X 8UL
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	Alan
Surname	Hannify
Company name	Union4 Planning
Address line 1	30 Stamford Street
Address line 2	South Bank
Address line 3	
Town/city	London
Country	
Postcode	SE1 9LQ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	390.00
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.

Proposed development comprising the repair and alterations of the external envelope of the existing residential building at Elm Tree House, including the demolition of the existing ground floor extension on the southern side of the building.

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)?

The proposed demolition works relate to a modern and low-quality single storey extension on the southern side of the existing building. The removal of the single storey extension provides an opportunity to enhance the Conservation Area. The proposed works to the external building envelope will respect the existing features such as building lines, roof lines, elevational design, architectural characteristics, detailing, profile, and materials of neighbouring buildings.

7. Existing Use

Please describe the current use of the site

Residential (Use Class C3)

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):	The existing building comprises a brick facade, with much of the brickwork in need of repair.
Description of proposed materials and finishes:	The proposed works include the repair of the existing brickwork.

Roof	
Description of existing materials and finishes (optional):	The existing building comprises a tiled roof, with parts of the roof requiring repair.
Description of proposed materials and finishes:	The existing roof will be repaired as part of the proposed works.

Windows	
Description of existing materials and finishes (optional):	The existing building comprises timber-framed windows.
Description of proposed materials and finishes:	The proposed works include alterations to the existing windows, including the removal of existing dormers to the front and rear of the building, the provision of a new rooflight on the front (eastern elevation) and the provision of new dormers on the rear (western elevation) and side (southern elevation).

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

Please refer to the Proposed Elevations (Drawing Nos: AP.01.2.1, AP.01.2.2, AP.01.2.3 and AP.01.2.4).

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

## 9. 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

## 10. Vehicle Parking

- Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

## 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
- ☒ 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:

### 13. 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

### 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

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

☒ Yes ☐ No

If Yes, please provide details:

The application site is an existing residential building and the recyclable waste will be stored on-site, with residents availing of bin storage facilities in the hardstanding area to the south of the building.

### 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:

The proposal comprises repair and alterations to the external envelope of the existing residential building. In this regard, no industrial or commercial processes are being proposed.

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:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

An initial on-site meeting was held on 11 April 2018 with Mr John Diver and Mr Nick Baxter from the London Borough of Camden. This was followed by a meeting at the Council Offices on 24 April 2018. A further meeting was held at the Council Officers with Mr John Diver and Mr Nathaniel Young on 10 December 2019. The meetings were used to discuss the nature of the proposed works to the external envelope of the existing building and manner in which the proposed works could enhance the Conservation Area.

## 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

25. 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?

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	
Suffix	
House Name	
Address line 1	c/o Harbottle & Lewis LLP
Address line 2	7 Savoy Court
Town/city	London
Postcode	WC2R 0EX
Date notice served (DD/MM/YYYY)	26/02/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	c/o Harbottle & C/o Lewis LLP
Address line 2	7 Savoy Court
Town/city	London
Postcode	WC2R 0EX
Date notice served (DD/MM/YYYY)	26/02/2020

## 26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
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Address line 1	c/o Harbottle & Lewis LLP
Address line 2	7 Savoy Court
Town/city	London
Postcode	WC2R 0EX
Date notice served (DD/MM/YYYY)	26/02/2020

Person role

- ☐ The applicant  
☒ The agent

Title	Mr
First name	Alan
Surname	Hannify
Declaration date (DD/MM/YYYY)	26/02/2020

☒ 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)	26/02/2020
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