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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	6
Suffix	
Property name	Flat B
Address line 1	Gardnor Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 1HA

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

Easting (x)	526552
Northing (y)	185815

Description

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2. Applicant Details

Title	Miss
First name	Kate
Surname	Barsby
Company name	
Address line 1	FLAT B 6 GARDNOR ROAD
Address line 2	
Address line 3	
Town/city	LONDON
Country	

2. Applicant Details

Postcode

NW3 1HA

Primary number

Secondary number

Fax number

Email address

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).

29.25

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.

6 Gardnor Road is a four story Victorian mid-terrace house, divided into two separate flats of which 6b occupies the top two floors.

This planning application for a LOFT CONVERSION relates to solely to Flat B (2 upper floors), and would utilise the currently empty attic space for a second bedroom and small balcony.

The purpose of the proposal is to gain additional space by carrying out a loft conversion at third floor level by having a new floor with a front and rear mansard roof construction matching with other similar conversions in Gardnor Road and surrounding streets.

The proposed works will relate to the existing building by having a new stairs from the first floor stairs landing. The stairs will have one turn before reaching a new landing at third floor level. The new third floor level will have a front Mansard with two Conservation type Velux roof lights and a part rear Mansard facing the rear garden with a terrace and a box framed sash window.

The roof slope to the front will remain behind the existing parapet wall and match neighbouring buildings. Part of the roof to the rear will be set back to form a terrace with a metal railing. At the rear the existing butterfly brick work will be retained.

The proposal has been informally discussed with my neighbours at NO:5 and 7. In 2012 Planning permission was granted for a loft conversion, but I was unable to raise the necessary funds for the new lease, so the permission lapsed.

The proposed works is wholly within the land belonging to No 6B Gardnor Road London NW3 1HA. There should be no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension. The Sitting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

The Height / Length of the new structures will match that of existing conversions in Gardnor Road NW3.

The house is solely private domestic, no disable access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

Crime prevention measure to the scheme, are to accommodate by utilising the existing house alarm system.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialised trades.

The impact of the proposal on the street scene would be minimal, as illustrated on the drawings.

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

6. Existing Use

Please describe the current use of the site

Domesting.

6 Gardnor Road is a four story Victorian mid-terrace house, divided into two separate flats of which 6b occupies the top two floors.

Is the site currently vacant? ☐ Yes ☒ No

6. Existing Use

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):

London brick

Description of proposed materials and finishes:

London brick

Roof

Description of existing materials and finishes (optional):

Lead and Slate.

Description of proposed materials and finishes:

Lead and Slate

Doors

Description of existing materials and finishes (optional):

Wood

Description of proposed materials and finishes:

Wood and Glass

Other type of material (e.g. guttering) Guttering

Description of existing materials and finishes (optional):

Plastic black

Description of proposed materials and finishes:

Plastic black

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

brick

Description of proposed materials and finishes:

brick

Windows

Description of existing materials and finishes (optional):

wood sash

Description of proposed materials and finishes:

wood sash

Vehicle access and hard standing

Description of existing materials and finishes (optional):

public road

Description of proposed materials and finishes:

Public road

7. Materials

Lighting	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	None

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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

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.

25. Ownership Certificates and Agricultural Land Declaration

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Kate"/>
Surname	<input type="text" value="Barsby"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="28/02/2020"/>

☒ 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)	<input type="text" value="28/02/2020"/>
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