

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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	52
Suffix	
Property name	
Address line 1	Croftdown Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW5 1EN
Description of site location must be completed if postcode is not known:	
Easting (x)	528604
Northing (y)	186221
Description	

2. Applicant Details

Title	Mr
First name	Edward
Surname	Joy
Company name	
Address line 1	91c Caversham Road
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW5 2DP"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Anthony"/>
Surname	<input type="text" value="Boulanger"/>
Company name	<input type="text" value="AY Architects"/>
Address line 1	<input type="text" value="Unit 15"/>
Address line 2	<input type="text" value="The Dove Centre"/>
Address line 3	<input type="text" value="109 Bartholomew Road"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW5 2BJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Erection of a single storey rear extension at lower ground floor level, installation of a new staircase from ground to lower ground floor following removal of the existing spiral stair, creation of a ground floor level rear balcony following removal of the ground floor rear conservatory and installation of a privacy screen, replacement of all single glazed windows with double glazed windows.

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)?

The conservatory which we propose to demolish is not part of the original building, is of poor condition and poor in architectural quality. It detracts from the character of the original building and the conservation area.

Its demolition will improve the rear elevation of the property, allowing more sunlight into the proposed kitchen, creating a better internal environment and an additional external amenity for the property

6. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Windows	
Description of existing materials and finishes (optional):	Existing painted timber sash windows, a mixture of single glazed, double glazed, secondary glazed.
Description of proposed materials and finishes:	Replacement painted timber sash windows, all double glazed, with secondary glazing to match existing.

Doors	
Description of existing materials and finishes (optional):	Lower ground existing doors to garden are white painted timber frames with glazing.
Description of proposed materials and finishes:	Doors in proposed extension: Sliding glazed doors with slim dark grey powder-coated aluminium framing.

Walls	
Description of existing materials and finishes (optional):	Existing masonry brick walls at lower ground.
Description of proposed materials and finishes:	Proposed stained timber cladding to lower ground floor extension.

Other type of material (e.g. guttering) Balcony and Stair	
Description of existing materials and finishes (optional):	Existing conservatory on upper ground level is made up of painted timber framing and panelling.
Description of proposed materials and finishes:	The proposed balcony and stair to the garden is to be made up of dark grey painted steel railings and stringer with stained timber finishes to the balcony floor, steps and boundary screen at balcony level.

Roof	
Description of existing materials and finishes (optional):	Existing main roof is made up of dark grey slates.
Description of proposed materials and finishes:	New dark grey roof slates to replace and match existing.

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

1902-P101-Site Location Plan 1902-P102-Existing Site Photos 1902-P103-Existing and Proposed Lower Ground Plan 1902-P104-Existing and Proposed Upper Ground Plan 1902-P105-Existing and Proposed First Floor Plan 1902-P106-Existing and Proposed Second Floor Plan 1902-P107-Existing and Proposed Roof Plan 1902-P108-Existing and Proposed South Elevation 1902-P109-Existing and Proposed East Elevation 1902-P110-Existing Section AA 1902-P111-Proposed Section AA 1902-P112-Illustrative View 1 1902-P113-Illustrative View 2 1902-P114-Proposed Balcony Timber Screen Details.pdf P-DS-101-Design Statement

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

As shown on in the rear garden indicated on drawing P103.

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

Pre-application advice was generally supportive and revisions to the design have been made as outlined in the Design Statement P-DS-101.

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="Anthony"/>
Surname	<input type="text" value="Boulanger"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="25/03/2020"/>

☒ 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="25/03/2020"/>
----------------------------------	-----------------------------------------