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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	36
Suffix	
Property name	Garden Flat
Address line 1	Goldhurst Terrace
Address line 2	
Address line 3	
Town/city	London
Postcode	NW6 3HU

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

Easting (x)	526251
Northing (y)	184385

Description

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### 2. Applicant Details

Title	Mr
First name	Peter
Surname	Gordon
Company name	
Address line 1	Garden Flat, 36, Goldhurst Terrace
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	NW6 3HU
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	Nicholas
Surname	Berzins
Company name	ArchitectYourHome Camden
Address line 1	4
Address line 2	Dartmouth Park Road
Address line 3	
Town/city	LONDON
Country	
Postcode	NW5 1SY
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	171.00
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.

Remove existing rear conservatory. Replace with full width single storey rear extension in matching brick with decorative brick coping. Rear bi-folding doors and flat roof with lantern.

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)?

Demolish existing conservatory. Proposed extension builds over existing footprint of conservatory plus additional width to align to property side wall and boundary line. New opening formed in existing rear wall to access extension.

7. Existing Use

Please describe the current use of the site

Class C3(a) dwelling. Garden flat of sub-divided property.

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 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):

Walls	
Description of existing materials and finishes (optional):	Red stock face brick
Description of proposed materials and finishes:	Brick to match existing with decorative brick soldier course coping

Roof	
Description of existing materials and finishes (optional):	Glazed conservatory roof. Assumed fibre cement slates to main house roof and rear bay roof.
Description of proposed materials and finishes:	Flat roof in GRP

Windows	
Description of existing materials and finishes (optional):	Conservatory in timber. Various types of existing timber windows from casement to sash.
Description of proposed materials and finishes:	Glazed lantern to flat roof

Doors	
Description of existing materials and finishes (optional):	Conservatory timber door
Description of proposed materials and finishes:	Proposed aluminium bi-fold doors to extension

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber post and panel fences
Description of proposed materials and finishes:	Adapt existing fence for extension. Masonry wall to extension will replace boundary to side passage. Existing gate relocated.

## 8. Materials

Lighting	
Description of existing materials and finishes (optional):	Existing security lights
Description of proposed materials and finishes:	Allow for replacement security lights

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

08-271 Scheme Level Exis PLANNING; 08-271 Scheme Level Prop PLANNING

## 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

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ 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

## 12. Assessment of Flood Risk

☐ 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:

- ☐ 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

08-271 Scheme Level Exis PLANNING; 08-271 Scheme Level Prop PLANNING

## 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:

No change to existing arrangements in front garden.

## 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);

## 17. Residential/Dwelling Units

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

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ 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:

N/A

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	2019/5399/PRE

## 24. Pre-application Advice

Date (Must be pre-application submission)

Details of the pre-application advice received

Client received a Draft copy of Pre-App advice on 28/2/20, on the basis an official signed off copy would be issued shortly. As of 18/3/20, there has been no communication from Camden Council with signed off Pre-App advice. Due to the current effected work conditions of the Covid-19 virus, we have taken the decision to act on the wording within the draft advice.

Planners comments on the proposal submitted for Pre-App advice included improving the relationship with the existing two storey bay window to the rear, plus comment on 4.3m depth. The scheme has subsequently been revised to reflect these observations. The extension footprint has been stepped to reflect the line and shape of the existing bay window, and portion reduced to a depth of 4m where the extension does not fall over the existing conservatory footprint. Updated scheme is to be built in brick with an expressed soldier course coping detail all round.

Pre-App advice concluded the use of brick and aluminium doors was acceptable, as well as the proposed lantern rooflight. The extension flat roof was generally welcomed.

## 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

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	31
Suffix	
House Name	
Address line 1	Menelik Road
Address line 2	
Town/city	London
Postcode	NW2 3RJ
Date notice served (DD/MM/YYYY)	08/04/2020

## 26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	36
Suffix	
House Name	Upper ground floor flat
Address line 1	Goldhurst Terrace
Address line 2	
Town/city	London
Postcode	NW6 3HU
Date notice served (DD/MM/YYYY)	08/04/2020

Name of Owner/Agricultural Tenant	
Number	36
Suffix	
House Name	First floor flat
Address line 1	Goldhurst Terrace
Address line 2	
Town/city	London
Postcode	NW6 3HU
Date notice served (DD/MM/YYYY)	08/04/2020

Name of Owner/Agricultural Tenant	
Number	36
Suffix	
House Name	Second and third floor flat
Address line 1	Goldhurst Terrace
Address line 2	
Town/city	London
Postcode	NW6 3HU
Date notice served (DD/MM/YYYY)	08/04/2020

Person role

- ☐ The applicant  
☒ The agent



26. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Nicholas
Surname	Berzins
Declaration date (DD/MM/YYYY)	09/04/2020

☒ 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)	09/04/2020
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