

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
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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	28
Suffix	
Property name	Flat Ground Floor
Address line 1	Kylemore Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW6 2PT

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

Easting (x)	525228
Northing (y)	184459

Description

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### 2. Applicant Details

Title	Mr
First name	Roger
Surname	Leon
Company name	Cobstar Ltd
Address line 1	30 Station Parade
Address line 2	Willesden Green
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode

NW2 4NX

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Tony

Surname

Covey

Company name

The Design Works

Address line 1

32 Grange Road

Address line 2

Plympton

Address line 3

Town/city

Plymouth

Country

United Kingdom

Postcode

PL7 2HY

Primary number

Secondary number

Fax number

Email

4. Site Area

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

150.00

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.

Erection of a single storey side infill extension at rear lower ground floor level, new lightwell to the front elevation to form habitable rooms and new bin store in front garden all associated with the use as a maisonette (Class C3) .

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Self contained duplex flat at ground and garden floor levels

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Residential Duplex Flat

When did this use end (if known)? DD/MM/YYYY 28/02/2017

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 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):	Mixed London stock bricks to the rear and red stock bricks to the front
Description of proposed materials and finishes:	Mixed second hand London stock bricks

Roof	
Description of existing materials and finishes (optional):	Main roof part interlocking concrete tiles and part plain concrete tiles. Back addition has a flat roof
Description of proposed materials and finishes:	Glazed roof to side infill extension with 3no opening rooflights built in

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Mixed London stock bricks to front garden walls and bin store. Timber panel fences to rear garden boundaries
Description of proposed materials and finishes:	Existing retained or rebuilt/replaced to match existing where necessary. Wrought iron railings to front lightwell above white painted render walls

Doors	
Description of existing materials and finishes (optional):	Timber framed part glazed
Description of proposed materials and finishes:	Timber framed fully glazed to existing opening to rear of basement. Aluminium double glazed sliding folding door set to rear lower ground floor level

Windows	
Description of existing materials and finishes (optional):	Timber framed traditional sliding sashes and casements

## 7. Materials

Description of proposed materials and finishes:

Timber framed traditional sliding sashes to front 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

Drawing No's 170130/01 Rev N, /03 Rev H & /04 Rev G (or later revisions)

## 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

New pedestrian access to front garden & bin store - Refer to drawing No 170130/01 Rev N (or later revision)

## 9. Vehicle Parking

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

☐ 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

## 11. Assessment of Flood Risk

☐ 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

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

Existing property with existing combined foul/surface water drainage connections being retained

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Refer to Drawing No 170130/01 Rev N (or later revision) - Bin store area in front garden

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

☒ Yes ☐ No

If Yes, please provide details:

Refer to Drawing No 170130/01 Rev N (or later revision) - Bin store area in front garden

## 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

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

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

## 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

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

### 23. Pre-application Advice

Surname

Reference

2017/2671/P

Date (Must be pre-application submission)

16/03/2020

Details of the pre-application advice received

Thank you for your email, I have looked into this and it seem like the application was sent to moderation prior to the revised drawings were received, it also should be noted that the s106 agreement and the BIA audit also consist of the drawing numbers as issue on the decision.

The s106 agreement that was forwarded to the solicitor for final approval also consist of the drawing numbers as shown on the final decision notice and this also requires revision. The way forward would be for an application for minor material amendment (s73) which would vary the associated s106 agreement via a deed of variation before the drawings can be revised.

Alternatively a standalone application which would be cheaper alternative.

### 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 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	28
Suffix	
House Name	First/Second Floor Flat
Address line 1	Kylemore Road
Address line 2	
Town/city	London
Postcode	NW6 2PT
Date notice served (DD/MM/YYYY)	07/05/2020

Person role

- ☐ The applicant  
☒ The agent

Title

Mr

25. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="Tony"/>
Surname	<input type="text" value="Covey"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="07/05/2020"/>

☒ 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="07/05/2020"/>
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