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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	34
Suffix	
Property name	
Address line 1	Glenilla Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 4AN
Description of site location must be completed if postcode is not known:	
Easting (x)	527152
Northing (y)	184858
Description	

**2. Applicant Details**

Title	Mrs
First name	Kit Man
Surname	Tam
Company name	
Address line 1	Flat 1201
Address line 2	4 Bridge Place
Address line 3	
Town/city	London

2. Applicant Details

Country

Postcode

SW1V 1AF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Christiane

Surname

Felber

Company name

Adam Khan Architects

Address line 1

45 Vyner Street

Address line 2

45 Vyner Street

Address line 3

Town/city

London

Country

United Kingdom

Postcode

E2 9DQ

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The existing use as a single family house is continued. Works comprise:  
- the reinstatement of a more original plan, e.g. the stair between basement and first floor is rebuilt,  
- a conservatory extension - room for a telescope to observe the stars,  
- enlarged basement daylight via lightwell to rear,  
- reinstatement of blocked up openings to dining room and kitchen (west elevation),  
- amendments to garden elevation - existing 2010 extension openings altered and dormer to second floor bathroom widened.

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)?

Demolition is carried only out where necessary to:  
- reconfigure the interiors,  
- construct the enlarged basement,

5. Explanation for Proposed Demolition Work

- connect the new conservatory to the existing 2010 extension,
- open up previously existing openings of the ground floor west elevation,
- form new openings in the existing 2010 extension,
- widen the existing second floor bathroom dormer.

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):

Walls	
Description of existing materials and finishes (optional):	External walls are red brick in Flemish bond. There is a light coloured rendered base plinth on which cast iron air bricks sit at approximately 2m centres.
Description of proposed materials and finishes:	Some previously blocked up openings are opened up again. Existing 2010 extension openings are narrowed and brick infill is taken from where side openings are formed in the same 2010 extension or similar to match. The new basement lightwell and conservatory plinth are formed in light coloured visual concrete. The light conservatory structure above, supports timber windows, panels and shutters.

Roof	
Description of existing materials and finishes (optional):	Tiled roof, lead flashings and covers to dormers. The 2010 extension roof is covered by orange / grey concrete tiles.
Description of proposed materials and finishes:	The conservatory extension roof will be covered in lead around a large rooflight. The existing extension roof is envisaged to be changed to gravel or to a sedum roof as previously consented.

Windows	
Description of existing materials and finishes (optional):	White painted timber sash windows and timber double doors.
Description of proposed materials and finishes:	New proposed windows and doors will be of the same material and finish with the same primary but fewer secondary divisions.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	The slab above existing basement and ground to the west of the house and parking is made of concrete.
Description of proposed materials and finishes:	Concrete surfaces will be replaced with stone flags in permeable bedding (where not above a basement or in a lightwell).

Boundary treatments (e.g. fences, walls)	

## 6. Materials

Description of existing materials and finishes (optional):	<p>The northern boundary and street front garden wall is formed of dark brick of approximately 6 half lap stretcher courses finished with a rowlock course. A timber slatted gate provides access to the west side of the house.</p> <p>The existing approx. 1.85m high boundary wall to No. 32 is formed of dark brick laid in half lap stretcher course also finished with a rowlock course.</p> <p>The existing boundary with No 36 is formed in light coloured natural horizontal timber slats.</p> <p>The boundary to the rear garden is formed by an existing retaining wall and timber slatted boundary fence of the same nature as the timber fence to the East.</p>
Description of proposed materials and finishes:	<p>The street front garden wall will remain with a small taller section in second row to hide bins. A garden gate to the forecourt and main entrance will be added. The timber gate to the west of the house will be replaced with a gate to match the forecourt gate.</p> <p>The existing boundary wall to No. 32 will be rebuilt as part of No. 32 construction works at the same height.</p> <p>The existing boundary timber slatted fence with No. 36 will remain unchanged.</p> <p>The existing retaining wall and boundary fence to the rear will remain unchanged.</p>

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

AKA\_086\_Design Access Statement\_Rev200601

## 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

AKA\_086\_P\_L090\_Rev03 Existing Ground Floor Plan  
AKA\_086\_P\_L100\_Rev04 Proposed Ground Floor Plan

## 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:

CCL 10510 / TCP Tree Constraints Plan  
CCL 10510 / IAP Impact Assessment Plan  
AKA\_086\_P\_L090\_Rev03 Existing Ground Floor Plan  
AKA\_086\_P\_L100\_Rev04 Proposed Ground Floor Plan

## 9. Trees and Hedges

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-planning application meetings were held 15 and 24 April 2020.

The Camden Case Officer and the Conservation Officer requested or remarked that:

**Basement extension**

- It is demonstrated that the basement extension meets the Camden Local Plan Guidance for basements;
- All basement conditions need to be explained, in particular where departure from Camden guidance, i.e. the party wall to No. 36 is suggested to be underpinned, the reasoning being construction practicability and future safety to both properties;
- The new rear lightwell bringing light into the new basement should contain soft planting and be a lowered garden;

**Conservatory extension**

- The conservatory extension should be no higher than the existing extension;
- The conservatory extension should remain within 5m from the original house's garden elevation;
- The conservatory floor at garden level is welcomed as it prevents overlooking the neighbouring property;

**Elevation changes**

- The new opening facing the neighbour at No. 36 needs obscuring;
- The new door in the 2010 extension is sufficiently away from No 32 not having to be obscured;
- The reinstatement of existing openings in the west elevation currently blocked is ok;
- Works initially proposed to the upper level openings on the garden elevation (south) are considered contentious (these have been removed from the application);
- Extensive works to the dormers on the roof were likely to be considered contentious and have been removed from the application;
- The widening of one bathroom dormer to the south is considered acceptable;

**Front Garden**

- The front garden wall should remain as existing;

**General**

Materiality and landscape proposals should be included in the application documents.

## 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

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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)