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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. 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	<input type="text" value="65"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Agincourt Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 2PA"/>

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

Easting (x)	<input type="text" value="527700"/>
Northing (y)	<input type="text" value="185503"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Norma"/>
Surname	<input type="text" value="Cohen"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="65, Agincourt Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

NW3 2PA

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

Mehdi

Surname

Hessabi

Company name

Hessabi Architects

Address line 1

21 Marlborough Mansions

Address line 2

Cannon Hill

Address line 3

Town/city

London

Country

United Kingdom

Postcode

NW6 1JR

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The project is modernisation of the house. Most of the alterations will be made to the interior.

The only modifications to the external fabric of the building will affect the rear of the house on the ground floor. We are not making any alterations to the front nor to the main slate roofs of the building. We are proposing to replace the existing conservatory glass roof on the ground floor.

The works to the rear will involve the removal of existing kitchen windows, enlarging the openings and replacing the existing conservatory glass roof and doors. The removed windows, and the conservatory glass doors, will be replaced by a new bay window constructed, on all three sides, in double-glazed, clear glass. The proposed bay window will project out of the existing brick wall by 600mm.

The floor level in the kitchen will be lowered by 150mm, in order to increase the existing floor-to-ceiling height of 2150mm to 2300mm. The section of the garden, immediately outside the new bay window, will also be lowered accordingly by 150mm. The lowered garden level will be along the bay window, with the same length of 4300mm and a width of 2000mm.

Depending on the structural engineer's instructions, it might be necessary to reconstruct parts of the existing rear wall on the ground floor. Any new section of that wall will be built using bricks to match existing.

The proposed glass roof will be constructed in double-glazed clear glass as per the bay window. The new glass roof will be closed in a parapet constructed in brickwork to match existing.

All drawings are done to 1:50 scale on A4 size sheets.

Has the work already been started without consent?

☐ Yes ☒ No

5. 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):	Existing walls are constructed in brickwork. Please see photos.
Description of proposed materials and finishes:	All new wall sections will be constructed in brickwork to match existing.

Roof	
Description of existing materials and finishes (optional):	Existing glass roof of the conservatory is in stained timber frames.
Description of proposed materials and finishes:	The proposed glass roof would be minimally framed in powder coated 40 microns aluminium, in black. Glass spec: 10mm toughened outer + 13.5mm toughened laminate inner.

Windows	
Description of existing materials and finishes (optional):	All existing windows of the main building are white casement UPVC. The conservatory windows are in stained timber.
Description of proposed materials and finishes:	The proposed bay window will have powder coated 40 microns thermally broken aluminium frames with as minimal a section as possible, in black. Glass would be double glazed. 2 x6mm toughened with a solar control SN70-37.

Doors	
Description of existing materials and finishes (optional):	The existing conservatory doors are glass in stained timber frames
Description of proposed materials and finishes:	The proposed bay window will have two sliding panels as a door system, which would be powder coated 40 microns thermally broken aluminium with as minimal a section as possible, in black. Glass would be double glazed. 2 x6mm toughened with a solar control SN70-37.

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

Location Plan. Existing Ground Floor Plan, drawing no. 1E. Existing First Floor Plan, drawing no. 2E. Existing Second Floor Plan, drawing no. 3E. Existing Rear Elevation, drawing no. 4E. Proposed Ground Floor Plan, drawing no. 1. Proposed First Floor Plan, drawing no. 2. Proposed second Floor Plan, drawing no. 3. Proposed Rear Elevation, drawing no. 4. Proposed Section AA, drawing no. 5
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6. 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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

## 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. 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

## 10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

## 11. 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?

## 12. 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; or  
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

## 12. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	65
Suffix	
House Name	
Address line 1	Agincourt Road
Address line 2	
Town/city	London
Postcode	NW3 2PA
Date notice served (DD/MM/YYYY)	01/07/2020

Person role

- ☒ The applicant  
☐ The agent

Title	Ms
First name	Norma
Surname	Cohen
Declaration date (DD/MM/YYYY)	24/07/2020

☒ Declaration made

## 13. 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)	24/07/2020
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