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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	113
Suffix	A
Property name	
Address line 1	Camden Street
Address line 2	
Address line 3	
Town/city	London
Postcode	NW1 0HX

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

Easting (x)	529128
Northing (y)	183940

Description

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2. Applicant Details

Title	Mrs
First name	Susan
Surname	Pigache
Company name	
Address line 1	113A, Camden Street
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	<input type="text" value="NW1 0HX"/>
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="60.00"/>
Unit	<input type="text" value="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 2.4m x 2.4m garden summer house to be used as a "work from home" office while Covid 19 restrictions apply. Thereafter, it will be used as a summer house. The shed will be located adjacent to the larger shed in the back garden of #111 Camden Street. The shed will be constructed on a concrete foundation. It will have a pitched felt-covered roof. It will have 2 double glazed windows to its front elevation, either side of twin glazed panel doors and there will be one window to a side elevation. The shed will be constructed up to 30cm away from the boundary wall with #111 to enable future access to treat the timbers.

Retrospective Full Planning for the shed at #111 was granted (application 2007/0/ L) in 2007 and it was noted on that application that Listed Building Consent was NOT required, despite their building, and ours, having a listed facade. Hence Listed Building Consent has not been sought as part of this application.

Trees on the site: There is a small apple tree on the site; the tree will be retained; the shed foundations will be shallow and will not involve disturbing the roots of the apple tree; the canopy of the apple tree is high enough to ensure no branches will need to be removed.

Tree next door: There is a massive Plane Tree in the garden next door. The foundations will not disturb the roots of this tree, nor will the proposed shed itself be anywhere near the bowers of this tree.

The dimensions of the shed are such that it will sit wholly on the garden land belonging to #113A Camden Street under its long leasehold (freeholder Camden Council). Under the lease the garden is divided 50:50 down the long length of the garden

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The rear garden of #113 is shared between Flat A and Flat B. If you are standing with the house behind you then: 111 Camden Street is on your left and #115 on your right; ownership of the garden of #113 is split 50:50 down the middle length of the garden; 113A owns the left-hand side of the garden (bordering with #111); flat 113B (Council owned, social housing) owns the right-hand side of the garden. A paved path leads down the middle of the garden. The gardens have perimeter plant beds. A small apple tree sits approximately midway down the garden and is planted in Flat A's side of the overall garden. The proposed shed will be located towards the rear of Flat A's garden, behind the apple tree.

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

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):	
Description of proposed materials and finishes:	Shiplap softwood

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Grey Slate Composite Tiles

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Double glazed; 2windows, each with 2 panes, to the front elevation, facing down the length of the garden and located either side of the shed doors; 1 window to the side facing the garden of Flat B, with 2 panels; No window to the side facing 111 Camden Street

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	A Pair of doors situated centrally to the front elevation Each door has 4 double glazed panels creating full height glazing

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Interior floor-mounted standard lamps

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

01 - Shed drawings 02 - Site drawing 03 - Site phtographs

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

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? (Check the location on the Government's Flood map for planning. You should also refer to national 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

☐ 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

Other

There will be no foul sewage as this is a shed and it will use the amenities of the main house.

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. 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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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?
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☐ 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

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

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

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; 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

Name of Owner/Agricultural Tenant	
Number	5
Suffix	
House Name	Pancreas Square
Address line 1	
Address line 2	
Town/city	London
Postcode	N1C 4AG
Date notice served (DD/MM/YYYY)	09/11/2020

Person role

- ☒ The applicant
☐ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Susan
Surname	Pigache
Declaration date (DD/MM/YYYY)	30/08/2020

☒ 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)	30/08/2020
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