

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	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Basement Flat"/>
Address line 1	<input type="text" value="Kemplay 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 1SY"/>

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

Easting (x)	<input type="text" value="526753"/>
Northing (y)	<input type="text" value="185705"/>

Description

### 2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Julie"/>
Surname	<input type="text" value="Fitzjohn"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Basement Flat, 24, Kemplay 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 1SY

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Sebastian

Surname

Sandler

Company name

Xul Architecture

Address line 1

33 Belsize Lane

Address line 2

Address line 3

Town/city

London

Country

United Kingdom

Postcode

NW3 5AS

Primary number

Secondary number

Fax number

Email

4. Site Area

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

132.00

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.

The erection of a single storey rear extension at lower ground floor level, including garden excavation, the creation of a small lightwell/patio area and steps to link the rear garden to the rearranged rear façade, in addition to minor fenestration alterations to the front elevation.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

residential

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):	Brick on the rear elevation and render on rear extension
Description of proposed materials and finishes:	Metal cladding on rear extension

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	green roof

Windows	
Description of existing materials and finishes (optional):	Aluminium glazing
Description of proposed materials and finishes:	Aluminium sliding door and glazing

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

planning/heritage statement,  
Basement impact assessment  
SUDs strategy report  
Tree survey letter  
Existing and proposed drawings

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

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

**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	2019/5624/PRE

Date (Must be pre-application submission)

Details of the pre-application advice received

Development Description:

Excavation of the rear garden and erection of single storey rear extension at lower ground floor.

Assessment:

- The 3m long extension to the rear of the original outrigger at lower ground floor level would preserve the original plan form and proportions of the host property. It would be commensurate with the pattern of surrounding development and would not serve to harm the conservation area. This could be considered acceptable in principle.
- No elevations are provided and so the height and material finish are unknown. It is advised that the material finish matches the existing property, and the height is appropriate to this subordinate addition at lower ground level. A green roof should be incorporated on design and sustainability grounds.
- Policy A5 of the Camden Local Plan and CPG Basements requires applications which involve significant excavation (as in this instance) to demonstrate to the satisfaction of the Local Planning Authority that the proposal would not cause harm to neighbouring properties, or the structural, ground, or water conditions of the area; this would be completed through the submission of a Basement Impact Assessment (BIA). BIAs are independently audited by 'Campbell Reith' with the cost for the audit borne by the applicant. Campbell Reith's comments on this pre-app are in appendix 1.
- Trees exist within the vicinity and any future submission should be supplemented by an arboricultural report detailing any impact and subsequent mitigation measures taken.
- Given the above there are no objections to the principle of this development, subject to further details as referenced above and in appendix 1.

Campbell Reith Response:

The applicant would certainly need to undertake the Screening Assessment and, depending on the outcome, continue to a full BIA if required to demonstrate that potential impacts identified during Screening can be mitigated. It seems very likely that a full BIA would be needed - although the neighbouring structure appears to be stepped back, there will be a requirement to provide a new retaining wall along the boundary to the neighbours garden. They'll need to provide site investigation and geotechnical information to demonstrate stability can be maintained by their proposed structure. It seems unlikely there will be hydrogeological or hydrological impacts (assuming the extension does not exceed the existing basement depth) but the Screening Assessment would determine if further assessment is needed.

## 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:

25. Ownership Certificates and Agricultural Land Declaration

☒ 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	24
Suffix	
House Name	
Address line 1	Kemplay Road
Address line 2	
Town/city	
Postcode	NW3 1SY
Date notice served (DD/MM/YYYY)	27/08/2020

Name of Owner/Agricultural Tenant	
Number	24
Suffix	
House Name	
Address line 1	Kemplay Road
Address line 2	
Town/city	
Postcode	NW3 1SY
Date notice served (DD/MM/YYYY)	27/08/2020

## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	24
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House Name	
Address line 1	Kemplay Road
Address line 2	
Town/city	London
Postcode	NW3 1SY
Date notice served (DD/MM/YYYY)	27/08/2020

Person role

- ☒ The applicant  
☐ The agent

Title	
First name	Julie
Surname	Fitzjohn
Declaration date (DD/MM/YYYY)	27/08/2020

☒ 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)	27/08/2020
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