

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission 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	7
Suffix	
Property name	Flat D 2nd Floor
Address line 1	Belsize Park Gardens
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 4LB

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

Easting (x)	526990
Northing (y)	184835

Description

--

2. Applicant Details

Title	Mr
First name	David
Surname	Danon
Company name	
Address line 1	Flat D
Address line 2	2nd Floor
Address line 3	7 Belsize Park Gardens
Town/city	London
Country	

2. Applicant Details

Postcode

NW3 4LB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Eleanor

Surname

Tallowin

Company name

DDA Engineers

Address line 1

Unit 1 Spa Heights

Address line 2

63-67 Rosoman Street

Address line 3

Town/city

London

Country

Postcode

EC1R 0HY

Primary number

Secondary number

Fax number

Email

4. Site Area

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

152.00

Unit

Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

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 conversion of two self-contained residential flats, (a three bed and a one bed) into one single self-contained four bedroom residential flat on the upper two floors.

The replacement of two existing roof terraces to the front of the property into one consolidated roof terrace, and creation of a new roof terrace to the rear of the property consisting of the erection of new iron railings to match the existing and new doors in place of the existing window openings.

The replacement of the existing traditional timber framed sash windows at the front of the property on the second floor with like-for-like new windows and replace the windows to the rear of the property at the same level with timber framed sash windows.

5. Description of the Proposal

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

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

In order to create a consolidated single roof terrace to the front of the property the existing two terraces will need to be re-configured with the removal of the existing timber casement window and section of wall below the window to create a door opening. Sections of roof will need to be demolished to allow for the reconfigured terrace.

The flat section of roof to the rear of the property will need to be removed to allow for a new floor to be installed.

The existing timber sash windows to the front and rear of the property at second floor level are in need of replacement due to their dilapidated state. The windows are currently allowing water ingress and are not in a safe or secure state.

7. Existing Use

Please describe the current use of the site

Dwelling Houses Use Class C3a

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

8. 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):	Naturally aged patinated zinc cladding to walls of existing roof terraces.
Description of proposed materials and finishes:	Natural zinc treated to visually mimic naturally aged patinated zinc cladding to front and rear roof terraces.

Windows	
Description of existing materials and finishes (optional):	White painted timber framed, single glazed box sash windows to front and rear of property at second floor level. White painted timber framed, single glazed casement windows to front & rear of property at third floor level.
Description of proposed materials and finishes:	White painted timber framed, hand-drawn, Mono-fine single glazing by Histoglass or similar, box sash windows to front of property at second floor level to replicate existing. White painted timber framed, thermally broken double glazed sliding sash windows to rear of property at second floor level. White painted timber framed thermally broken double glazed window to replicate existing door to the front roof terrace in style.

8. Materials

Doors	
Description of existing materials and finishes (optional):	White painted timber framed, single glazed modern style hinged door to front roof terrace, refer to Design & Access Statement page 5 for reference.
Description of proposed materials and finishes:	White painted timber framed, thermally broken, thin double glazed conservation style double doors to front & rear roof terraces.

Roof	
Description of existing materials and finishes (optional):	Black metal railings with a thin profiled rail, which has a slight curve to the top and thin square profiled balusters evenly spaced. The bottom rail is flat and thin.
Description of proposed materials and finishes:	Black metal railings to front and rear proposed roof terraces with a thin profiled rail, which has a slight curve to the top and thin square profiled balusters evenly spaced, the bottom rail is to be flat and thin to replicate the existing.

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

200618_1926_7 Belsize Park Gardens_Existing:

- E012 _ Existing Second Floor Plan
- E013 _ Existing Third Floor Plan
- E014 _ Existing Roof Plan
- E030 _ Existing North Elevation
- E031 _ Existing South Elevation
- E040 _ Existing Long Section 01
- E041 _ Existing Cross Sections 01 & 02

200618_1926_7 Belsize Park Gardens_Proposed:

- 012 _ Proposed Second Floor Plan
- 013 _ Proposed Third Floor Plan
- 014 _ Proposed Roof Plan
- 030 _ Proposed North Elevation
- E031 _ Existing South Elevation
- 040 _ Proposed Long Section 01
- 041 _ Proposed Cross Sections 01 & 02

7 Belsize Park Gardens_Design & Access Statement

9. 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

10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

11. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

11. Trees and Hedges

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'.

12. 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

13. 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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

14. Foul Sewage

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

15. 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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

17. 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

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	1	0	1	0	0	2
Total	1	0	1	0	0	2

Total proposed residential units

1

Total existing residential units

2

17. Residential/Dwelling Units

Total net gain or loss of residential units

-1

18. 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

19. Employment

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

☐ Yes ☒ No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

21. 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

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. 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

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

25. 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?

26. 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	446
Suffix	
House Name	
Address line 1	Edgware Road
Address line 2	
Town/city	London
Postcode	W 1EG
Date notice served (DD/MM/YYYY)	25/08/2020

Person role

- ☐ The applicant
- ☒ The agent

Title	Miss
First name	Eleanor
Surname	Tallowin
Declaration date (DD/MM/YYYY)	15/09/2020

☒ Declaration made

27. 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) 15/09/2020