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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="5"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat 1"/>
Address line 1	<input type="text" value="Hillfield 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="NW6 1QD"/>

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

Easting (x)	<input type="text" value="524813"/>
Northing (y)	<input type="text" value="185204"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr."/>
First name	<input type="text" value="Adrian"/>
Surname	<input type="text" value="Ionescu"/>
Company name	<input type="text" value="Elevations LTD"/>
Address line 1	<input type="text" value="55-57 Maygrove Rd, West Hampstead,"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="NW6 2EE"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	NW6 2EE
Primary number	02076246100
Secondary number	
Fax number	0207646100
Email address	adrian@elevationsltd.co.uk

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	arch.
First name	Adrian
Surname	Ionescu
Company name	Elevations LTD
Address line 1	55-57 Maygrove Rd, West Hampstead,
Address line 2	
Address line 3	
Town/city	NW6 2EE
Country	United Kingdom
Postcode	NW6 2EE
Primary number	02076246100
Secondary number	
Fax number	02076246100
Email	adrian@elevationsltd.co.uk

4. Site Area

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

691.00

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 application is to utilise the current side extension of both properties and to extend outward beyond the outer rigger of the host building by 4m. The side extensions do not serve as useful purpose and the gardens of these houses are very large, 100ft so going out 4m seems proportionate and reasonable to enable to achieve the manipulation required for 5HLR.

5HLR will be reconfigured with the new living room to the rear to enable the new family to enjoy the garden as it is currently accessed via the bedrooms. The flat will also be reconfigured to accommodate a family with 3 bedrooms to the current living standards. The extension will create needed space with the new configuration to work and to enjoy the 100ft garden the flat has.

It is important to note that the rear garden is sloping upwards and it is roughly 100ft long. Therefore, the elevated garden level will reduce the impact of the overall height of the extension. To illustrate, when one is in the neighbouring garden, the extension will not be visible when a 1.8m standard fencing is in place

5. Description of the Proposal

separating the two gardens.

Currently 3 Hillfield Road is carrying out a program of refurbishment works with a six-meter extension being built that was approved under permitted development as it did not affect the neighbours' amenities. A further application of an infill 3m extension was also approved and in the process of being built.

The proposed extension at 5HLR will not affect the amenity of neighbouring property 7 Hillfield Road as the extension will not be higher than a standard 1.8m fence that can be erected in the garden. That is why 3 HLR got approval of the 6m extension as amenity was not an issue.

The extension will enable 3 HLR to have a better amenity space on the ground floor that will work better for a family home than a side passage which will not serve any useful purpose.

The extension was designed sympathetically with the existing buildings to blend with the current architectural character of the existing buildings, and the general elevations proportions of the buildings. The extension will be built with matching bricks combined with aluminium glazing.

The proposed extension would be subordinate to the host buildings and would not have a significant impact on the architectural integrity of the building nor a negative impact on the character and appearance of the surrounding area.

In summary, the extension is modest in terms of its' overall scale. It is subservient in appearance and respects the character and integrity of the host building. The extension will have no impact to the neighbours due to the topography of the site. The extensions will be hardly visible with the 100ft gardens and the raised elevation of the gardens.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

3 and 5 Hillfield Road are mid-terrace houses which are not a listed building and not located within a Conservation Area. The houses are home with two levels to the front and three levels at the rear. Both houses have a loft room and No 3 has extended the loft in 2014.

3 Hillfield Road is a single dwelling home. Flat 1, 5 Hillfield Road (5HLR) is a two-bedroom garden flat. 5 Hillfield Road has an additional 2 flats above, in total the building has 3 flats.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

3 and 5 Hillfield Road are mid-terrace houses which are not a listed building and not located within a Conservation Area. The houses are home with two levels to the front and three levels at the rear. Both houses have a loft room and No 3 has extended the loft in 2014.

3 Hillfield Road is a single dwelling home. Flat 1, 5 Hillfield Road (5HLR) is a two-bedroom garden flat. 5 Hillfield Road has an additional 2 flats above, in total the building has 3 flats.

When did this use end
(if known)?
DD/MM/YYYY

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):

bricks and render

Description of proposed materials and finishes:

matching existing

Roof

Description of existing materials and finishes (optional):

mixture of flat and pitched roof with felt and slate tiles

Description of proposed materials and finishes:

new roof matching existing

7. Materials

Windows	
Description of existing materials and finishes (optional):	timber and aluminium windows, velux windows
Description of proposed materials and finishes:	Extension will have a aluminium glazing with new bi fold doors, new aluminium windows and new skylights.

Doors	
Description of existing materials and finishes (optional):	timber doors
Description of proposed materials and finishes:	no new doors required

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	timber fence
Description of proposed materials and finishes:	Timber fencing and new extension to boundary line if agreed with neighbour. If not, new extension would be build on own land with 50mm boundary gap.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	not altered
Description of proposed materials and finishes:	not altered

Lighting	
Description of existing materials and finishes (optional):	standard lighting
Description of proposed materials and finishes:	low energy lighting

Other guttering	
Description of existing materials and finishes (optional):	PVC
Description of proposed materials and finishes:	as existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Existing drainages will be used for all new extensions.

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 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

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.

26. Declaration

Date (cannot be pre-application)

23/10/2020