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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	<input type="text" value="18"/>
Suffix	<input type="text" value="A"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Frognaal Gardens"/>
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 6XA"/>

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

Easting (x)	<input type="text" value="526164"/>
Northing (y)	<input type="text" value="185772"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Roger"/>
Surname	<input type="text" value="Pilgrim"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="55 Redington 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

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

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

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

Unit

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.

Demolition of existing 3 storey private dwelling. Construction of a new 498m2 (GIA) 4 storey dwellinghouse. Accommodation to include; four bedrooms, open plan living, kitchen and dining rooms, music room, home office and plunge pool. Proposal includes associated landscaping.

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)?

The proposal seeks to demolish the existing three storey building on the application site to construct a new family home. Justification for the demolition can be summarised as follows.

Accessibility
Renovation of the existing building would require considerable investment to make the building wheelchair accessible. It would be difficult to integrate a lift into the current building and significant internal and external reorganisation would be required to create a level entrance.

Energy Efficiency
The existing building is of a simple construction built from single leaf brickwork walls with single glazed windows. The building has a leaky façade with high permeability leading to an excessive loss of energy to the environment. The heating system comprises of a highly inefficient central ducted air system with vents located in individual rooms. The electrical installation is unchanged from its original installation with light fittings consisting of a mix between tungsten halogen lamps and fluorescent tubes. As a result the SAP energy performance of the building is poor. The investment and disruption required to renovate the building to reach an acceptable energy efficient standard would be disproportionate to the overall benefit.

Design Quality
No 18a Frognal Gardens is noted within the Hampstead conservation area appraisal as having a neutral impact. The existing property has little architectural merit and does not contribute to the conservation area.

It can be stated that compared with modern standards the building is not fit for purpose and there is now an opportunity to replace the building with an exemplary piece of architecture where sustainability and energy efficiency are at the core of the design, a building which is accessible for later life and contributes positively to the character of the street and the wider Conservation Area.

7. Existing Use

Please describe the current use of the site

Private 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

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):	Brown Brick
Description of proposed materials and finishes:	Green coloured Faience Tiles on main elevations with some buff brick on the east gable wall

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Low brown brick front garden wall and timber panelled fence
Description of proposed materials and finishes:	Replacement with new low buff brick front garden wall and timber panelled fence

Windows	
Description of existing materials and finishes (optional):	Single glazed metal windows painted white
Description of proposed materials and finishes:	Double glazed anodised aluminium windows, champagne in colour

8. Materials

Doors	
Description of existing materials and finishes (optional):	Glazed metal doors in white
Description of proposed materials and finishes:	Glazed doors with anodised aluminium frames, champagne in colour

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Brick Pavers
Description of proposed materials and finishes:	Resin bond gravel with additional planting

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

18aFG_ABA_Design, Access and Heritage Statement
ABA-2473-20-033
ABA-2473-20-034
ABA-2473-20-035
ABA-2473-20-036

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	2	-1

11. 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'.

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

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.

18aFG_EEP_Drainage Report 2020 RevB

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

An external concealed waste store is proposed. This provided at the front of the property with level access to the main entrance and street.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

An external concealed waste store is proposed. This provided at the front of the property with level access to the main entrance and street.

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 workaroud this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

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?

23. Site Visit

- 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

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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

27/03/2020

Details of the pre-application advice received

Pre-App report Doc Ref: 2019/2722/PRE (23/07/2019)
Design Review Panel Report Doc Ref: 200327_CR_18a Frognal Gardens_report (27/03/2020)

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 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	Miss
First name	Ayesha
Surname	Khan
Declaration date (DD/MM/YYYY)	11/11/2020

26. Ownership Certificates and Agricultural Land Declaration

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)

11/11/2020