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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="33"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat 1st Floor"/>
Address line 1	<input type="text" value="Regent's Park 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="NW1 7TL"/>

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

Easting (x)	<input type="text" value="528295"/>
Northing (y)	<input type="text" value="183737"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="edward"/>
Surname	<input type="text" value="tunstall"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="first floor flat"/>
Address line 2	<input type="text" value="33 regent's park road"/>
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

No Agent details were submitted for this application

4. Site Area

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

Unit

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	NGL219897
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Public/Private Ownership

What is the current ownership status of the site? Public Private Mixed

6. 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.

(i) Existing glass fiber over-verandah canopy at flat 3 level on south facing elevation to be replaced with traditional natural zinc canopy in keeping with the age of the building.

The existing canopy is in a very poor state (see "CANOPY: existing canopy closeups"). It is apparent that some time ago (20-30yrs? or even longer) the original canopy was replaced with a fibreglass canopy of the same profile and shape. Fibreglass is not in keeping with the age of the property and the condition is very degraded. In order to return the canopy to its originally intended state, permission is sought to replace it with a natural zinc canopy. This would be made using traditional, heritage methods, and would be of identical shape, form and profile.

NB: The existing, original wrought iron frame and structure supporting the canopy will be retained in full.

(ii) Sawn, bullnose-fronted sandstone steps and matching sandstone paving stones to be laid over existing asphalt covering of front garden.

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

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY

6. Description of the Proposal

Has the work or change of use been completed?

Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

(i) rear of flat 3 - balcony

(ii) garden and steps at front of building

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	na
Maximum height (Metres)	0
Number of storeys	0

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
over-verandah canopy	November	2020	January	2021
sandstone steps/paving	January	2021	March	2021

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

11. Scheme and Developer Information

Developer Information

Has a lead developer been assigned?

Yes No

12. Existing Use

Please describe the current use of the site

residential flats

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

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	341	0	0
Total	341	0	0

14. 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):

Other Canopy over south facing verandah	
Description of existing materials and finishes (optional):	Fiber glass which is in a very poor state
Description of proposed materials and finishes:	Natural zinc by VMZINC.

Other canopy gutter	
Description of existing materials and finishes (optional):	black half round plastic
Description of proposed materials and finishes:	bespoke natural zinc half round gutter

Other paving and steps in front garden	
Description of existing materials and finishes (optional):	asphalt

14. Materials

Description of proposed materials and finishes:

Steps: 30-50mm bullnose edged sawn buff/grey sandstone.

Front Garden paving: 20-50mm thick / 600mm width / various lengths sawn buff/grey sandstone paving stones.

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

Additional information for both Canopy and Front Garden works are attached to this Planning Permission submission.

15. 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

16. Vehicle Parking

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

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

18. 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'.

19. 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

19. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

20. 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

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

22. 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.

Proposed works do not affect existing drainage system

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

23. Water Management

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall?

Yes No

Does the proposal include re-use of grey water?

Yes No

24. Trade Effluent

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

Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes No

29. Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

29. Utilities

Has consultation with mobile network operators been carried out?

Yes No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Will the proposal provide any heat pumps?

Yes No

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0

Particulate matter (PM) total annual emissions (Kilograms)

0

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

31. Employment

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

Yes No

32. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

33. 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

34. Hazardous Substances

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

Yes No

35. 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

36. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

I discussed the proposal for the replacement of the over-verandah canopy with the Duty Planning Officer. I was told that it was likely that replacing the existing fiber glass with the proposed traditional zinc would be more in keeping with the age of the building and therefore likely to garner support from the Council. However, I was told that I would need to apply for full planning permission. Hence this application.

37. 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?

38. 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

38. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	33
Suffix	
House Name	flat 5
Address line 1	regent's park road
Address line 2	
Town/city	london
Postcode	nw1 7tl
Date notice served (DD/MM/YYYY)	24/11/2020

Name of Owner/Agricultural Tenant	
Number	33
Suffix	
House Name	Garden Flat
Address line 1	regent's park road
Address line 2	
Town/city	london
Postcode	nw1 7tl
Date notice served (DD/MM/YYYY)	24/11/2020

Name of Owner/Agricultural Tenant	
Number	33
Suffix	
House Name	flat 2
Address line 1	regent's park road
Address line 2	
Town/city	london
Postcode	nw1 7tl
Date notice served (DD/MM/YYYY)	24/11/2020

38. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	33
Suffix	
House Name	flat 4
Address line 1	regent's park road
Address line 2	
Town/city	london
Postcode	nw1 7tl
Date notice served (DD/MM/YYYY)	24/11/2020

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

39. 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)