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

Householder Application for Planning Permission for works or extension to a dwelling 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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="NW5 2PS"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="DaeWha"/>
Surname	<input type="text" value="Kang"/>
Company name	<input type="text" value="DaeWha Kang Design"/>
Address line 1	<input type="text" value="Unit 35, Containerville"/>
Address line 2	<input type="text" value="35 Corbridge Crescent"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="E2 9EZ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

Yes No

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	<input type="text" value="LN 228389"/>
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Energy Performance Certificate

5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

10.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

April

Year

2021

When are the building works expected to be complete?

Month

September

Year

2021

8. Explanation for Proposed Demolition Work

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

We are proposing a side infill to create a conservatory on the western side of the property. We propose to remove part of the dilapidated front brick wall that closes off the front garden and replace it with a black painted metal rail, to match the rest of the front garden. A small dwarf wall within the garden will be removed to tidy up the space. The north garden wall with the neighbour may be retained or it may be demolished and replaced based on construction needs. None of the historical fabric is affected by the demolitions suggested.

9. 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):

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	SHS Steel structure with glass panels
Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Gold finish metalwork screens in intricate pattern in front of operable glazed doors.
Walls	
Description of existing materials and finishes (optional):	External white painted brick wall of west neighbour commercial unit.
Description of proposed materials and finishes:	Internal carved bamboo wooden screens in front of mirror panels.

9. Materials

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

We attach:
- Plans
- Elevations
- Sections
- Design & Access Statement

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

11. Vehicle Parking

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

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

There are no trees or hedges being removed, but a very large shrub will be removed.
Please refer to the following attached documents:
- Plan Drawing
- Arboricultural Report

13. 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

14. 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)

14. Pre-application Advice

19/08/2020

Details of the pre-application advice received

We had one formal pre-app meeting and a second informal call with Mr. Ogunleye. All comments have been addressed, with minor modifications (the position of the front glazed wall has not been moved all the way to the side door, due to the need to respect the heritage details above the door). He supports the proposal now that we have made our amendments.

Pre-app comments.

It is advised that the following amendments are undertaken prior to the submission of a future planning application:

- o The proposed extension should be pulled back from its front to be no further than the recessed door shown in the proposed floor plan
- o The use of timber exterior as shown on the internal CGIs within the submitted information, on the proposed front elevation should be considered.
- o Revisions to the proposed front elevation void to mass ratio, in order to arrive at a more sympathetic front elevation.
- o Any future application should retain the soft landscaping within the front garden area and the size of the existing boundary wall openings.

Please see appendix 1 for supplementary information and relevant policies.

15. 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?

16. 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

17. 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)