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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	5
Suffix	A
Property name	
Address line 1	Back Lane
Address line 2	
Address line 3	
Town/city	Hampstead
Postcode	NW3 1HL
Description of site location must be completed if postcode is not known:	
Easting (x)	526432
Northing (y)	185846

Description

The building has 2 addresses 5a Back Lane and 7 Lakis Close, NW3 1JX

2. Applicant Details

Title	
First name	
Surname	c/o Agent
Company name	Invermay investments
Address line 1	Invermay Investments Inc
Address line 2	Tondury & Partner AG, Austrasse 15
Address line 3	PO Box 101,
Town/city	Triesen

2. Applicant Details

Country	<input type="text" value="Liechtenstein"/>
Postcode	<input type="text" value="FL-9495"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
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="Jamie"/>
Surname	<input type="text" value="Sirett"/>
Company name	<input type="text" value="Egg Group"/>
Address line 1	<input type="text" value="Ambition Broxbourne Business Centre"/>
Address line 2	<input type="text" value="Pindar Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="HODDESDON"/>
Country	<input type="text"/>
Postcode	<input type="text" value="EN11 0FJ"/>
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:

EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING INCLUDING RAISING AND RESHAPING OF PARTS OF THE ROOF, REPLACEMENT OF THE LOWER GROUND FLOOR CONSERVATORY, REPLACEMENT GLAZED STAIR LINK AT FIRST FLOOR LEVEL, REPLACEMENT OF EXISTING TERRACE STRUCTURE AND REPLACEMENT OF EXISTING TERRACE SCREENING

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="LN222049"/>
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5. Site Information

Title Number	NGL352004
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Energy Performance Certificate

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?	9.50
Number of additional bedrooms proposed	0
Number of additional bathrooms proposed	2

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	December
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)?

The light industrial structural arrangement on the first floor divides the rooms in a way that is unfit for residential purposes. Steel gussets on each of the columns reduce the head-height in the bedrooms causing dimensional constraints which are overly restrictive.

The new flat roof will provide a more generous 2.4m headroom throughout and will allow for new roof light arrangements which will serve the purpose of the internal space more successfully. Internally, glazed areas of the first floor will allow sunlight to permeate into the darkest part of the building, namely the Kitchen and Dining area.

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):

Walls	
Description of existing materials and finishes (optional):	Lakis Close - Red Facing Brick Back Lane - Brick Gables, Slate West and East Elevations
Description of proposed materials and finishes:	Lakis Close - Red Facing Brick to be retained Back Lane - Light Stone with dark stone detailing on Northern part of East and South Elevation. Brick and slate to be retained in other areas

Roof	
Description of existing materials and finishes (optional):	Lakis Close - Timber Decking on Roof Terrace Back Lane - Lead Dormer and Slate Tiles

9. Materials

Description of proposed materials and finishes:	Lakis Close - External Porcelain tile on Roof Terrace Back Lane - Flat EPDM and Slate Gables
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Windows	
Description of existing materials and finishes (optional):	Lakis Close - Aluminium Frames with Glazing Bars Back Lane - Aluminium Frames with Glazing Bars
Description of proposed materials and finishes:	Lakis Close - Aluminium Frames Back Lane - Aluminium Frames, Frameless Vertical Windows with graduated obfuscation

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Roof Terrace - Steel Balustrade with timber planters and timber privacy screen
Description of proposed materials and finishes:	Roof Terrace - Glazed Balustrade with Aluminium privacy screen and planters

Lighting	
Description of existing materials and finishes (optional):	Downlighters in Roof Terrace, Driveway and Lower Garden
Description of proposed materials and finishes:	Downlighters in Roof Terrace, Driveway and Lower Garden to be refurbished

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

Please attached Drawing Package, Design and access statement and Planning report

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

A series of long steps are to partially replace the existing graduated Driveway from Back Lane

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

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

contained in the report with some cosmetic pruning of overgrown bushes

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

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

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)

05/02/2021