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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	38
Suffix	A
Property name	
Address line 1	Willes Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW5 3DL

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

Easting (x)	528755
Northing (y)	184894

Description

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2. Applicant Details

Title	Mr
First name	Stephen
Surname	Johnstone
Company name	
Address line 1	Hollin House
Address line 2	Court Road
Address line 3	
Town/city	Tunbridge Wells
Country	United Kingdom

2. Applicant Details

Postcode	<input type="text" value="TN4 8ED"/>
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="Paul"/>
Surname	<input type="text" value="Jones"/>
Company name	<input type="text" value="Allford Hall Monaghan Morris"/>
Address line 1	<input type="text" value="Morelands"/>
Address line 2	<input type="text" value="5-23 Old Street,"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="ec1v 9hl"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="107.00"/>
Unit	<input type="text" value="Sq. metres"/>

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="68253"/>
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Energy Performance Certificate

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

☒ Yes ☐ No

5. Site Information

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

9858-9003-7233-7910-0254

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 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.

Proposed renovation, first floor rear infill extension and extended ground floor development of 38A Willes Road, Kentish Town, Camden. Boundary wall & existing metal gate to the front of the property to be dismantled, rebuilt and extended to incorporate new entrance door and refuse store, clearstory glazing and roof.

Has the work or change of use already started?

☐ 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

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	Front Block
Maximum height (Metres)	6.2
Number of storeys	2

Building reference	Rear block
Maximum height (Metres)	3.26
Number of storeys	1

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

9. Superseded consents

Please add details of any superseded consent(s)

LPA Application Number	Partial Supersedence	Unit Reference	Component Description
2006/3077/P	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
Entire Development	May	2021	August	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☒ Yes ☐ No

Please enter the scheme name

20055 38A Willes Road - refurbishment & redevelopment

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Explanation for Proposed Demolition Work

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

The front boundary wall is a masonry wall that spans between the adjacent properties. It is the former garden wall to no. 38 Willes Road (situated on the corner of Inkerman Road and Willes Road) and was not designed as a load bearing, cavity wall. The proposals seek to carefully dismantle this wall and rebuild it in line with statutory regulations to provide adequate fire protection between properties, a damp proof membrane and coursing to prevent water ingress and a wall cavity with insulation to improve the thermal performance of the building in line with the approved documents and building regulations. It is our intent to rebuild the outer face of the wall (on to Inkerman Road) with the reclaimed bricks from the original wall.

The existing glazed canopy at the front of the property, from the 2006 consented scheme will also be removed and replaced with a single ply membrane roof in order to provide privacy to the occupants and a consistent internal head height in line with Part K of the building regulations. The new roof will also provide increased insulation improving on the existing thermal performance of the building.

The first floor windows to the front of the property will be replaced as set out in proposed drawings and Design and Access Statement (DAS) to reflect the new internal staircase and bathroom layout. The existing windows are in a poor state of repair and the proposed windows will provide a consistent finish with the clearstory glazing in addition to improving thermal and air tightness performance.

The existing front roof and UPVC fascia will be stripped back and replaced with a new insulated roof structure that will allow safe access. An extended parapet which is clad in a render finish to match the existing façade is to provide edge protection in line with Part K of the building regulations. Please refer to the DAS for further information.

The metal railings to the rear terrace will also be removed and replaced by the infill extension and a matching timber clad railing as set out in the proposed drawings and DAS.

13. Existing Use

Please describe the current use of the site

Residential dwelling

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Residential dwelling

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.

13. Existing Use

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

14. 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.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

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	90	0	36
Total	90	0	36

15. 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):	<div>Boundary Wall - London stock Buff Brick with soldier course, silver metal gate and painted timber door</div> <div>Existing Main Building - stucco render, pink to front of building facing onto Inkerman Road. Rear of building render has a white finish.</div> <div>Roof Terrace - metal railings to courtyard elevation and brickwork to rear boundary wall.</div>
Description of proposed materials and finishes:	<div>Boundary Wall - facing brick reclaimed/reused brickwork to match existing. Timber door to main entrance and refuse store. Clearstory glazing, polyester powder coated metal colour TBC.</div> <div>Proposed Main Building - stucco render to match existing colour and finish to front and rear. PPC metal flashing/ trim to top of new parapet.</div> <div>Infill rear extension, timber rainscreen cladding colour black. Rear boundary existing brickwork as existing.</div>

Roof	
Description of existing materials and finishes (optional):	<div>Rear Terrace - bitumen flat roof</div> <div>Front Block roof - bituminous flat roof</div> <div>Front lower roof - glazed canopy</div>
Description of proposed materials and finishes:	<div>Infill extension - Sedum roof/green roof</div> <div>Front block roof terrace - single ply membrane roof with exterior floor tiles.</div> <div>Front lower roof - single ply membrane flat roof.</div>

15. Materials

Windows	
Description of existing materials and finishes (optional):	Front façade - UPVC double glazed casement windows, finish colour white. Rear façade - mixture of double glazed timber windows and UPVC in varying states of disrepair.
Description of proposed materials and finishes:	Front and Rear windows: thermally broken metal casement double glazed windows, PPC finish colour to match proposed sliding doors to courtyard and clearstory to front of building.

Doors	
Description of existing materials and finishes (optional):	Existing timber door to main entrance Metal double glazed sliding doors to courtyard.
Description of proposed materials and finishes:	Proposed timber door to main entrance, colour and finish TBC. Door to be PAS24 accredited Sliding doors to courtyard and at first floor (master bedroom), thermally broken double glazed metal doors PPC finish colour tbc by condition to match windows and clearstory .

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	London stock brickwork and white stucco render to all boundaries
Description of proposed materials and finishes:	To match existing. Please refer to architectural drawings and DAS

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

20055_X_(00)_099 - Location plan, scale 1:1250@a4
20055_X_(01)_100 - Existing Site Plan
20055_X_(01)_101 - Existing ground and first floor plans
20055_X_(01)_201 - Existing Elevations
20055_X_(01)_301 - Existing Sections Sheet 1
20055_X_(01)_302 - Existing Sections Sheet 2
20055_X_(00)_100 - Proposed Site Plan
20055_X_(00)_101 - Proposed ground and first floor plans
20055_X_(00)_201 - Proposed Elevations
20055_X_(00)_301 - Proposed Sections Sheet 1
20055_X_(00)_302 - Proposed Sections Sheet 2
20055 R004 - Design and Access Statement (Chapters 1-5 + Appendix)

16. 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

17. 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	1	1	0

18. Electric vehicle charging points

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

19. 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'.

20. 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

21. 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

21. Biodiversity and Geological Conservation

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

22. 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

23. 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.

No change to the existing connections are proposed at this time. Existing connections to the sewer system are intended to be reused for the purposes of this application.

24. Water Management

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

10

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

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

105.00

Does the proposal include the harvesting of rainfall? ☒ Yes ☐ No

Does the proposal include re-use of grey water? ☐ Yes ☒ No

25. 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

26. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

27. 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

28. 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

29. 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

30. 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

1

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

0

Mobile networks

Has consultation with mobile network operators been carried out? ☐ Yes ☒ No

31. 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

1

Emissions

31. Environmental Impacts

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

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)

20.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.82

Residential units with electrical heating

Number of proposed residential units with electrical heating

1

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

50

32. Employment

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

☐ Yes ☒ No

33. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

34. 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

35. Hazardous Substances

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

☐ Yes ☒ No

36. 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

37. 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):

37. Pre-application Advice

Officer name:

Title	Mr
First name	
Surname	
Reference	2020/4414/PRE

Date (Must be pre-application submission)

25/09/2020

Details of the pre-application advice received

Three reports were submitted to the local authority via email exchange and comments from the case officer were addressed in subsequent submissions. The first report issued in September 2020 detailed the proposed approach to the rear infill extension, the proposed front roof terrace and parapet, the proposed layouts and the principal of access the refuse store directly from the street. The response from the case officer was supportive but noted concerns on the proposed stair enclosure at high level.

The second application (submitted 15/01/21) noted the revised approach to rebuilding the front boundary wall given the change in levels between street and internal finish floor and the enclosed balcony to the rear of the property. Again the proposals were supportive but noted concern about the proposed glazed balustrade to the first floor roof. A third report was submitted but the case officer 07/20/21 noting the changes to the parapet in line with the case officers comments but went unanswered as the pre application service had run its course.

In each instance the proposals were refined following comments from the local authority and the final report forms the basis of this application. The two submitted reports that were addressed have been included within the appendix of the DAS submitted as part of this application.

38. 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?

39. 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	Mr
First name	Paul
Surname	Jones
Declaration date (DD/MM/YYYY)	17/02/2021

☒ Declaration made

40. 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)

17/02/2021