

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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	13
Suffix	A
Property name	
Address line 1	Pond Street
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 2PN

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

Easting (x)	527127
Northing (y)	185497

Description

--

2. Applicant Details

Title	Mr
First name	Spencer
Surname	Baylin
Company name	
Address line 1	10 Upper Bank St
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="E14 5JJ"/>
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="Gianni"/>
Surname	<input type="text" value="Botsford"/>
Company name	<input type="text" value="Gianni Botsford Architects"/>
Address line 1	<input type="text" value="Second Floor, 65 Jeddo Road"/>
Address line 2	<input type="text"/>
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="W12 9ED"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscaping, following demolition of existing 2-storey cottage.

Reference number

2017/6907P

Date of decision (date must be pre-application submission)

17/12/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/08/2020

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Sustainability & Energy Statement prepared by Integration dated 20 October 2017 has been updated to reflect design development following several detailed studies in relation to the environmental strategy, it is proposed to switch from a gas boiler to air source heat pump (ASHP). The new ASHP is proposed to be located in the north-eastern corner of the garden at 13A Pond Street, where it is not visible from neighbouring properties. In addition, it is proposed to omit the PV panels on the main roof, which would be overshadowed mainly by the surrounding trees and therefore perform very poorly.

In summary, the revised SAP calculations as outlined in the Energy Strategy Update letter prove that the switch to an ASHP (despite the omission of PV Panels) still achieve and exceed the sustainability targets as originally set out in the Sustainability and Energy Statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The existing condition requires the development to be carried out in accordance with the drawings and reports submitted. We would like to condition to be varied to allow the revised strategy (13A Pond Street Energy Strategy Update) by Integration to be incorporated, as well as allowing for the location and details of the ASHP and screening.

6. 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

7. 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 Ms

First name

Surname

Reference

Date (Must be pre-application submission)

02/03/2020

Details of the pre-application advice received

Previous application was submitted as a Non Material Amendment- on review by Camden it was agreed it should be a S73 application and the reports were required were agreed including an acoustic report and specification of the ASHP.

8. 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

8. Ownership Certificates and Agricultural Land Declaration

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

9. 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)