

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 approval of details reserved by condition.
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	<input type="text" value="12"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Keats Grove"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 2RN"/>

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

Easting (x)	<input type="text" value="527126"/>
Northing (y)	<input type="text" value="185730"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Catherine"/>
Surname	<input type="text" value="du Toit"/>
Company name	<input type="text" value="51 architecture"/>
Address line 1	<input type="text" value="1a Cobham Mews"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	United Kingdom
Postcode	NW1 9SB
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Catherine
Surname	Toit
Company name	51 architecture
Address line 1	1a Cobham Mews
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	NW1 9SB
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render: Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures), front garden side boundary wall and bin store. Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate. Internal works including: Internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, installation of comfort cooling system.

Reference number

2019/5469/L

Date of decision (date must be pre-application submission) 26/02/2020

4. Description of the Proposal

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

Condition number(s)

4g

Has the development already started?

Yes No

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

01/01/2021

Has the development been completed?

Yes No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

HPUK_Services Report
HPUK_Section Basement Central Corridor_Plant Room
HPUK Detail A_Basement Corridor Section
KEA_12_101 Front Garden Plan
2005_Lower Ground Floor Service Runs
2006_Upper Ground Floor Service Runs
2007_First Floor Service Runs
2008_Second Floor Service Runs

The proposed services are designed to provide the least harm to both the environment and the historic fabric of the existing building. The proposal offers a reduced carbon footprint with minimal noise pollution over what was approved in outline, via the introduction of a ground source heat pump. It also shows additional sensitivity to the fabric of the historic house by avoiding the notching of historic timbers.

This has been achieved by retaining the existing service runs wherever possible, including the external soil vent pipes, which will be replaced with Heritage grade cast iron, and by largely retaining the bathroom layouts of the existing house and, additionally, ensuring that all wc's are on an external wall to minimise invasive internal soil runs.

To this end we have retained the approved 2019/5443/P room layouts, but switched the wcs to the outer walls, and, crucially, avoided creating a new master bathroom from an existing bedroom, but instead proposed to retain the location of the master bathroom in its existing position. We include these variations as part of the discharge of conditions to avoid undue fabric damage.

7. 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

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

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)

26/03/2021