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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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Fitzroy Yard"/>
Address line 1	<input type="text" value="Fitzroy Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 8TP"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="528109"/>
Northing (y)	<input type="text" value="183935"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Bard"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Fitzroy Yard, Fitzroy Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	
Postcode	NW1 8TP
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	Mr
First name	Uwe
Surname	Schmidt-Hess
Company name	Patalab
Address line 1	15 Garrett Street
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	EC1Y 0TY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Part-demolition of the existing rear volume in favour of enlarged garden, forming an opening in the existing roof to create a semi-internal terrace and balcony with steps, associated adjustments to the existing terrace, demolition of existing glazed courtyard cover and re-purposing existing window sets, which would otherwise be discarded as part of the proposed demolition.

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	NGL900335
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5. Site Information

Energy Performance Certificate

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

☒ Yes ☐ No

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

0718-3000-9201-3560-2200

6. Further information about the Proposed Development

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

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

September

Year

2021

When are the building works expected to be complete?

Month

March

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)?

Part demolition of the existing rear wing volume, as indicated on the drawings enclosed with the application, is sought in order to significantly improve the quality of external amenity available to the property, which is currently limited to hard-paved pool courtyard and raised terraces. The spaces which currently occupy the rear wing structure are seldom used and ancillary to the primary space of the property. Moreover, there are no bedrooms located within these spaces, thereby the loss of this volume will not impact the occupancy level of the property.

In accordance with Policies A1, A2 and C1 of the Camden Local Plan and as demonstrated within the contextual analysis and photographic record of existing conditions of the Heritage, Design & Access Statement, the level of the rear pool courtyard is as such that potential overlooking will be reduced and privacy improved by the removal of the existing terrace to the extent shown on the enclosed drawings. Moreover, sunlight amenity available to the property will be improved as a result of the proposed demolition. The proposal would thereby improve the well-being of neighbouring and building occupants, aligning with Policy D6.d of The London Plan.

The demolition of the structure in question is independent of the boundary walls.

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):

White render

Description of proposed materials and finishes:

White render

Roof

Description of existing materials and finishes (optional):

Patinated copper to mansard roof

9. Materials

Description of proposed materials and finishes:	Patinated copper to mansard roof where required to replaced demolished sections
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Windows	
Description of existing materials and finishes (optional):	Double glazed, galvanised steel frame
Description of proposed materials and finishes:	Double glazed, galvanised steel frame (re-appropriate one existing set)

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

2106_PA-1_HDA_statement_rev00
2106_PA-1-3010_rev00_Proposed Ground Floor
2106_PA-1-3011_rev00_Proposed First Floor
2106_PA-1-3012_rev00_Proposed Roof Plan
2106_PA-1-3201_rev00_Proposed Section AA
2106_PA-1-3202_rev00_Proposed Section BB
2106_PA-1-3203_rev00_Proposed Section CC
2106_PA-1-3205_rev00_Proposed Section EE & FF

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

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	3	3	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

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Schmidt-Hess"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="06/05/2021"/>

☒ 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)	<input type="text" value="06/05/2021"/>
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