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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. 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" value="62"/>            |
| Suffix         | <input type="text"/>                       |
| Property name  | <input type="text"/>                       |
| Address line 1 | <input type="text" value="Highgate 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="NW5 1PA"/>       |

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

|              |                                     |
|--------------|-------------------------------------|
| Easting (x)  | <input type="text" value="528796"/> |
| Northing (y) | <input type="text" value="185517"/> |

Description

### 2. Applicant Details

|                |  |
|----------------|--|
| Title          | <input type="text" value="Mr."/>               |
| First name     | <input type="text" value="J."/>                |
| Surname        | <input type="text" value="Polledri"/>          |
| Company name   | <input type="text"/>                           |
| Address line 1 | <input type="text" value="62, Highgate Road"/> |
| Address line 2 | <input type="text"/>                           |
| Address line 3 | <input type="text"/>                           |
| Town/city      | <input type="text" value="London"/>            |
| Country        | <input type="text"/>                           |

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of Proposed Works

Please describe the proposed works:

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 | NGL931995 |
|--------------|-----------|

### 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)

8856-6926-8170-0148-5902

## 6. Further information about the Proposed Development

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

44.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

## 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

November

Year

2021

## 8. 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):

Description of proposed materials and finishes:

Yellow Stock Brick to match existing

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Dark hung slate to mansard roof, and dark led cladding to dormers

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Dark timber window frames to match existing

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

2042-NMA-XX-ZZ-DR-A-00200  
2042-NMA-XX-ZZ-DR-A-00201  
2042-NMA-XX-ZZ-DR-A-00700  
2042-NMA-XX-ZZ-RP-A-00003

## 9. 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

## 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            | 1                         | 1  | 0                    |

## 12. 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

## 13. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Design and Conservation

·The principle of a mansard roof extension is considered acceptable.

·The materials, matching slate tiles and matching brick parapet walls are considered acceptable in principle, subject to details.

·Neither of the submitted detailed design options are considered acceptable in their current state.

·A combination of the two designs may be acceptable (with no roof terrace):

### 13. Pre-application Advice

- oThe front terrace, cut out and false roof/dormers are unacceptable and should be omitted.
- oBuilding out the parapet walls - similar to design option 1 but with no 'blind windows' would be more acceptable.
- oInclude two small dormers windows to front elevation – smaller than what is shown in design option 2 (and complete with timber sash windows).
- oPitch of mansard roof should be 70 degrees – proposal appears to be steeper pitch.
- oExtend from the wall head – similar to design option 2 – do not set back as shown in design option 1.
- oThe roof lantern would be inappropriate and a flush rooflight/velux window would be more appropriate.
- No objection is raised to the installation of a metal gate in front of the parking bay subject to an acceptable detailed design.
- The applicant is strongly encouraged to reinstate the glazing bars of the ground and first floor windows (see figure 1).

#### Residential Amenity

- It is not clear whether there would be an unacceptable detrimental impact to daylight/sunlight levels to the neighbouring habitable windows (see figure 2). It appears the first floor flank windows would suffer a significant reduction in daylight/sunlight levels. It must be demonstrated that the impact would be acceptable if permission is pursued.
- It is not considered likely that the proposed roof extension and terrace (either design) would cause an undue loss of privacy. No views would be afforded to the rear or sides and the buildings to the front appear to be commercial in nature (see figure 3).

#### Transport

- No objection is raised to a metal gate as long as it is mechanised and opens inwards into the driveway.
- If permission is pursued for this element of the proposal, the applicant should provide more details such as the typical range of the key fob and the time it takes for the gate to fully open in order to fully assess the impact of the gates on the public highway.

#### Conclusion

While the principle of a mansard roof extension may be acceptable from a design and conservation perspective (subject to amendments), it is unclear whether it would be achievable without having an unacceptable impact to residential amenity. The proposed front roof terrace is not considered acceptable and it does not appear that there is scope for a roof level terrace on this site.

### 14. 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?

### 15. 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

### 16. 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.

**16. Declaration**

Date (cannot be pre-application)

21/05/2021