

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

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	91
Suffix	
Property name	
Address line 1	Savernake Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 2LG

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

Easting (x)	527807
Northing (y)	185677

Description

--

### 2. Applicant Details

Title	Mrs
First name	Valeria
Surname	Pensabene
Company name	
Address line 1	91
Address line 2	Savernake Road
Address line 3	
Town/city	London

2. Applicant Details

Country

Postcode

NW3 2LG

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Project Summary

The proposed construction of a conservatory on the existing midlevel terrace between the second and first floors.

The aim of this application is to refurbish the terrace to make it:

- Completely waterproof, as opposed to the state of disrepair in which it is now;
- Structurally sound (repairing the leaks it is subject to at the present time);
- Appropriate to satisfy the needs of a modern family;
- Enhanced by the presence of a high quality, sustainable and energy efficient room.

The site is situated within the Mansfield Conservation Area in the vicinity of Parliament Hill and Hampstead Heath. Savernake Road is a residential street of mainly terraced and semi-detached Victorian properties and the All Hallows Church. It forms part of a residential group of streets including Constantine, Shirlock, Roderick and Rona Road. The majority of properties on the street are three-storey terraced or semi-detached houses with flat fronted elevations, bay windows at ground and first floor level, original two-storey part width rear projections with roof terraces over and original chimneys which are a prominent feature of the roofscapes.

It is on said rear-facing roof terrace that the applicants wish to erect a thermally efficient glass room to be used primarily during daylight hours, which will not impact on the neighbours through light pollution. Additional use of blinds should not be necessary. The proposed development aims to be in harmony with the character of the existing and neighbouring properties, as well as having no significant adverse effect on the amenity of neighbouring occupiers. Being completely rear-facing this extension will not be visible from any of the adjacent roads.

The proposals shown on the drawings forming this application are intended to add a comfortable reading room for the lifetime home of this modern family, who are now finding that this beautiful south-facing terrace is otherwise never used. The intention is to use modern materials and design, identical to those used at ground floor level, with works carried out by the same manufacturer and installer, that will enhance the existing and original character of the building.

This proposal is in keeping with the pattern of development of neighbouring buildings, some of which feature the exact same types of development on their historic terrace structures. In particular, numbers 95 and 97 Savernake Road have a very comparable structure to the proposed item in this application, aside from them being made of bricks. The most similar structures of all are those found at 53 and 17 Shirlock Road, however these appear to be made of wood with glass panels, like more traditional ground floor conservatories. This is in addition to all the terrace extensions found at 52c, 47, 43, 41, 39, 34 Roderick Road and 25 Shirlock Road and various other local addresses.

Consideration was paid to the following development policies: CS14, DP24, DP25, CPG Home Improvement Jan 2021.

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

LN163544

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)

8718-7029-4369-3772-3926

## 6. Further information about the Proposed Development

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

8.58

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## 7. Development Dates

When are the building works expected to commence?

Month

October

Year

2021

When are the building works expected to be complete?

Month

November

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)?

THERE IS NO NEED TO DEMOLISH ANY EXISTING PART OF THE BUILDING OR ANY EXISTING STRUCTURES

## 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):

NONE

Description of proposed materials and finishes:

8mm clear toughened outer "sunguard high-selective SN 70/37" structural thermal-control glass + 20mm cavity + 8mm clear toughened

Roof

Description of existing materials and finishes (optional):

none

Description of proposed materials and finishes:

8mm clear toughened outer "sunguard high-selective SN 70/37" structural thermal-control glass + 20mm cavity + 13.5mm clear toughened and laminated

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

no windows proposed

Doors

Description of existing materials and finishes (optional):

none

## 9. Materials

Description of proposed materials and finishes:	8mm clear toughened outer "sunguard high-selective SN 70/37" structural thermal-control glass + 20mm cavity + 8mm clear toughened
---	---

Lighting	
Description of existing materials and finishes (optional):	outdoor spotlight
Description of proposed materials and finishes:	no changes proposed

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

drawings ref: 001, 002, 003, 004, 006, 018, 020, 021, 022, 023, 024

plan ref: 026, 027

section ref: 028

location plan ref: 003.17\_S00

design and access statement pdf

## 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

## 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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	91
Suffix	
House Name	
Address line 1	Savernake Road
Address line 2	
Town/city	London
Postcode	NW3 2LG
Date notice served (DD/MM/YYYY)	28/06/2021

Person role

- ☒ The applicant
- ☐ The agent

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Valeria"/>
Surname	<input type="text" value="Pensabene"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="28/06/2021"/>

☒ 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. ☒

**17. Declaration**

Date (cannot be pre-application)

09/07/2021