

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	<input type="text" value="3"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Edis Street"/>
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 8LG"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="528234"/>
Northing (y)	<input type="text" value="183948"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Emma"/>
Surname	<input type="text" value="Tarlo"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="3, Edis Street"/>
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 8LG
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	Nisha
Surname	Vekaria
Company name	Place 54 Architects
Address line 1	54 Boston Place
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	NW1 6ER
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

-An infill extension to the ground floor with raised parapet wall to closet wing

-A mansard roof extension with an inset terrace retaining the 'V' shape parapet at the rear

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	250717
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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

## 6. Further information about the Proposed Development

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

26.80

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

## 7. Development Dates

When are the building works expected to commence?

Month

May

Year

2022

When are the building works expected to be complete?

Month

November

Year

2022

## 8. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing roof which is in poor condition will need to be demolished for the mansard roof extension.  
Small sections of brickwork are to be removed at the rear to accommodate a connection between the existing and new extension.

## 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):

London Stock Brick

Description of proposed materials and finishes:

London Stock Brick to match existing

Windows

Description of existing materials and finishes (optional):

Painted Timber Sash Windows to rear of property

Description of proposed materials and finishes:

Double glazed timber framed panels with upper sections opening and glazed roof for ground floor rear infill extension

Painted timber sash windows to match existing encased in lead clad dormers to front of property in mansard roof

Conservation style rooflights

Other Railings

9. Materials

Description of existing materials and finishes (optional):	First floor rear terrace metal railings painted black
Description of proposed materials and finishes:	Metal railings painted black for first floor and rooftop terrace

Doors	
Description of existing materials and finishes (optional):	Painted timber framed door to rear first floor terrace
Description of proposed materials and finishes:	Painted timber framed bi folding doors double glazed in rear mansard rooftop extension

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

20027 (P) 001 A Existing Basement, Ground and First Floor Plans  
20027 (P) 002 A Existing Second and Roof Floor Plans  
20027 (P) 003 A Existing Front and Rear Elevations  
20027 (P) 004 A Existing Sections A-A and B-B  
  
20027 (P) 101 A Proposed Basement, Ground and First Floor Plans  
20027 (P) 102 A Proposed Second, third and Roof Floor Plans  
20027 (P) 103 A Proposed Front and Rear Elevations  
20027 (P) 104 A Proposed Sections A-A and B-B

20027 (P) 500 Location Plan

20027 3 Edis Street Design and Access Statement

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

**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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	2020/5888/PRE

Date (Must be pre-application submission)

25/03/2021
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Details of the pre-application advice received

Officers note that the host property is only one of two properties on this side of Edis Street without a mansard roof extension. Therefore, no objection is raised to the principle of a mansard roof extension in this location as it would continue an established form of development in the street and is not considered to cause harm to the character of the property or the appearance of the surrounding conservation area. In terms of its design, the mansard would have two dormer windows to the front, which would align with the fenestration below and would be clad in slate tiles, which is welcomed. A small roof terrace area is also proposed at roof level. Whilst officers note that roof terraces are not a typical feature of mansard roof extensions, it is considered acceptable in this instance given the limited visibility the proposals would have from the public realm and the prevalence of similar mansard roof terraces to neighbouring properties in the terrace and wider conservation area.

There are a several examples of upper ground floor rear infill extensions to neighbouring properties along this side of Edis Street (including next door at No.2) as well as Gloucester Avenue to the north. As such, no objection is raised to the proposed upper ground floor extension. During the meeting we discussed the possibility of setting the rear elevation of the proposed extension back from the rear elevation of the existing closet wing to help provide some visual relief to the proposals and a clearer distinction between the old and new elements of the rear elevation. The proposed timber windows and simple metal terrace balustrade are considered appropriate in terms of their design and fabric.

Ref to Design & Access Statement

## 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	Vekaria

**16. Ownership Certificates and Agricultural Land Declaration**

Declaration date (DD/MM/YYYY) 06/07/2021

☒ 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) 06/07/2021