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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" value="76"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Lawn 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="NW3 2XB"/>

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

Easting (x)	<input type="text" value="527541"/>
Northing (y)	<input type="text" value="185118"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Lipsitz"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="76, Lawn Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW3 2XB"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Nicholas"/>
Surname	<input type="text" value="Rose"/>
Company name	<input type="text" value="Cousins & Cousins Architects"/>
Address line 1	<input type="text" value="125-133 Camden High Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW1 7JR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Demolition and rebuilding of the existing front boundary brickwork retaining wall, and removal of the existing front garden TPO Sycamore tree, installation of a replacement tree to the front garden, repositioning of the existing southern driveway retaining wall to provide a widened driveway, widening the pavement crossover including, relocation of an on-street parking bay and re-landscaping of the Northern driveway for pedestrian use only.

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	<input type="text" value="LN15930"/>
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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?

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

November

Year

2021

When are the building works expected to be complete?

Month

December

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)?

The brickwork retaining wall that runs along the site boundary with the public highway is in poor structural condition due to progressive damage caused by the adjacent mature Sycamore Tree (TPO). In order to sufficiently support the front garden and provide protection to the public highway, the Sycamore tree must be removed and the brickwork wall demolished and rebuilt. The side retaining walls are also to be demolished and rebuilt to form the robust new retaining wall with new foundations.

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):

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

The existing retaining to the front is built from non-original red brickwork in Flemish bond with cement mortar topped with soldier course.

The existing retaining walls to the sides are built from original soft-red brickwork, that matches the house front elevation, in Flemish bond topped with soldier course.

Description of proposed materials and finishes:

The rebuilt retaining walls are to be built from reinforced concrete faced in soft-red brickwork slips in Flemish bond topped with soldier course. The brick, bond, mortar and pointing are to match the existing condition of the main house.

Vehicle access and hard standing

9. Materials

Description of existing materials and finishes (optional):	<p>The North driveway is finished with red brick pavers with central concrete steps.</p> <p>The South driveway is finished with concrete.</p> <p>The South driveway vehicle crossover is finished with partially from red brick pavers and concrete.</p>
Description of proposed materials and finishes:	<p>The North driveway is to be refinished with full width Portland Stone steps with red brickwork paver landings.</p> <p>The South driveway is to be refinished with red brick pavers.</p> <p>The South driveway vehicle crossover is to be refinished with red brick pavers to pavement and granite kerb. The crossover is to be finished with tarmac (to match North driveway vehicle crossover).</p>

Other Steps	
Description of existing materials and finishes (optional):	The steps to the South side of the Front Garden are built from soft red brickwork.
Description of proposed materials and finishes:	The steps to the South side of the Front Garden are to be built from soft red brickwork to match brick slips to retaining wall.

Other Paving	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The paving in front of the bay window is to be individual Portland Stone paving slabs.

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

Refer to Drawing Set: 20007_PA4_EX_105_Existing Front Garden Plan and 20007_PA4_20_105_Proposed Front Garden Plan.
Refer to Design & 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Refer to 20007_PA4_20_110_Proposed Street Plan for details of widened vehicle crossover to Southern driveway and pedestrianised North driveway.
Refer to Transport Statement by TTP Consulting for assessment of alterations to site access and public highway - pages 3-5.

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.

11. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Residential only off-street parking	1	1	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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Refer to 20007_PA4_EX_105_Existing Front Garden Plan for position of Sycamore Tree (TPO) to be removed - noted T1(?).
Refer to Arboricultural Impact Assessment including tree survey on page ? for position of Sycamore Tree (TPO) to be removed - noted T1 (?).

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

16. Ownership Certificates and Agricultural Land Declaration

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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)