

Email: 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="32"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Estelle 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 2JY"/>

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

Easting (x)	<input type="text" value="528008"/>
Northing (y)	<input type="text" value="185644"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Matt"/>
Surname	<input type="text" value="Halford"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="32, Estelle 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 2JY"/>
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="jonathan"/>
Surname	<input type="text" value="Chattaway"/>
Company name	<input type="text" value="maxwell and company"/>
Address line 1	<input type="text" value="3rd Floor 14 clerkenwell green"/>
Address line 2	<input type="text" value="CHURCHWAY"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="london"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="EC1R 0DR"/>
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:

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="32"/>
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Energy Performance Certificate

5. Site Information

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?

8.40

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

7. Development Dates

When are the building works expected to commence?

Month

February

Year

2022

When are the building works expected to be complete?

Month

October

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 existing side return extension is of poor quality and has come to the end of its usable life so needs to be removed to allow construction of the new extension. Two walls of the ground floor rear addition will need to be removed to allow for the new open plan space in the kitchen, these will be supported by new load bearing steel beams.

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):

Doors

Description of existing materials and finishes (optional):

timber bi fold doors

Description of proposed materials and finishes:

timber bi fold doors and timber double doors

Other timber framing for extension

Description of existing materials and finishes (optional):

partial timber frame of side return

Description of proposed materials and finishes:

proposed fixed transom windows above bi fold doors in painted timber to match doors.

Roof

Description of existing materials and finishes (optional):

pitched glazed roof in UPVC framing of existing side return

Description of proposed materials and finishes:

insulated flat roof with grp covering with central skylights on side and rear ground floor extension.

9. Materials

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

32 Estelle Road proposed front and rear elevation
32 Estelle road proposed section

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

32 Estelle road existing ground floor plan
32 Estelle road demolition ground floor plan
32 Estelle road proposed ground floor plan

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

14. Pre-application Advice

Erection of single storey rear extension to connect to existing side extension.

Generally, we discourage wrap-around extensions especially in conservation areas as it means the sense of the original building envelope is lost. Much preferred would be to have two separate extensions – side and rear, as it retains the legibility of the original building and means the extensions are more clearly read as new subordinate additions, yet presumably they would be still joined/enjoyed in conjunction internally in an open plan layout. There is an example of a much shallower wrap-around extension at no. 28 Estelle Road. There are also a few examples nearby on adjacent Rona Road, though very shallow at the rear. Despite these examples, wrap-around extensions are generally discouraged in conservation areas, similarly to full width extensions, for the reason given above.

It is noted that in comparison with the previous design, the revised formation of the extension, stepped back in response to the existing acer tree, is welcomed in line with Local Plan Policy A3 Biodiversity which seeks to protect trees and vegetation.

In terms of the façade treatment of the proposed extension, the design in timber and glazing is considered sympathetic to the host building.

The rooflights are considered to be excessive in scale, officers recommend reducing them in scale and also introducing a green roof. Excessive roof glazing on extensions creates light pollution which can have a detrimental impact on the behaviour of local wildlife and on neighbouring residential amenity.

The opportunity should always be taken to introduce a green roof above new extensions which occupy garden space (or what was previously garden space). It has a positive impact on biodiversity and helps reduce flood risk which compensates for the garden space lost.

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

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)