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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	19
Suffix	
Property name	
Address line 1	Belsize Square
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 4HT
Description of site location must be completed if postcode is not known:	
Easting (x)	527035
Northing (y)	184670
Description	

2. Applicant Details

Title	Mr
First name	Peter
Surname	Doig
Company name	
Address line 1	19
Address line 2	Belsize Square
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	NW3 4HT
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	Mr
First name	Takeshi
Surname	Hayatsu
Company name	Hayatsu Architects
Address line 1	Unit 101 Sugarhouse Studios
Address line 2	19 Collett Road
Address line 3	
Town/city	London
Country	
Postcode	SE16 4DJ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Alterations to the front and rear gardens including new soft and hard landscaping, new timber door to the lower ground plant room under the entrance steps, replacement new metal handrails to the front steps, replacement new boiler flue on the side elevation, and construction of a tea room in the rear garden.

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	unregistered
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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?

16.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

7. Development Dates

When are the building works expected to commence?

Month

April

Year

2022

When are the building works expected to be complete?

Month

June

Year

2023

8. Explanation for Proposed Demolition Work

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

Additional hardwood fence on existing brick boundary walls in order to enhance the privacy.
New door opening to the side elevation of the front steps so that the plant room is accessed via front patio.
Replacement metal handrails to the front steps in order to improve the aesthetic of existing handrails.
Replacement of existing concrete surfaces to the front and side of the building to new Portland stone paving.

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):

Rendered brick wall

Description of proposed materials and finishes:

T&G Oak framed door

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Brick boundary wall

Description of proposed materials and finishes:

Additional hardwood fence on the existing brick wall on south and west side of rear garden.

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

0000_Belsize Sq Location Plan
0106_Belsize Sq Demolition Plan
0107_Belsize Sq Demolition Section A
0108_Belsize Sq Demolition Section B

9. Materials

1106_Belsize Sq Proposed Plan
1107_Belsize Sq Garden Section A
1108_Belsize Sq Garden Section B
2001_Lower Ground Patio_Plant Room Door
2901_Existing Handrails
2902_New Handrail_Front Steps
2903_New Handrail_Patio Steps
10933_Tree Protection Plan and AMS
10933_Tree Report at 19 Belsize Square
10933_Tree Report Drawings
10933_Tree Schedule
210630_Proposed Garden Room Exterior View
211027_19 Belsize Square London Landscape Planning Report LR
Appendix 1_2021-3256-PRE 19 Belsize Square - Final pre-app advice
Appendix 2_1287-5600-HTG FLUE-A
Appendix 3_29535-SK007-Garden_room_foundation-rev2
BSQ-LD100
BSQ-LD-200
BSQ-LD-201
BSQ-LD-202
BSQ-LD-203
BSQ-LD-204
BSQ-LD-500
BSQ-LD-501
BSQ-LD-502
BSQ-PS-001_Plant List
DAS & Heritage Statement_19 Belsize Square NW3 4HT

211027_19 Belsize Square London Landscape Planning Report
10933_Tree Report at 19 Belsize Square
10933_Tree Report Drawings
10933_Tree Schedule

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:

10933_Tree Protection Plan and AMS at 19 Belsize Square
10933_Tree Report at 19 Belsize Square
10933_Tree Report Drawings
10933_Tree Schedule

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:

10933_Tree Protection Plan and AMS at 19 Belsize Square
10933_Tree Report at 19 Belsize Square
10933_Tree Report Drawings
10933_Tree Schedule

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?

13. Site Visit

- ☒ 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	2021/3256/PRE

Date (Must be pre-application submission)

Details of the pre-application advice received

The proposed single storey outbuilding complies with Class E Part 1 Schedule 2 of the General Permitted Development Order 2015.
The proposed landscape work is considered to be of high quality design and will be supported in the event of a future planning application.

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	Mr
First name	Takeshi
Surname	Hayatsu
Declaration date (DD/MM/YYYY)	29/10/2021

16. Ownership Certificates and Agricultural Land Declaration

☒ 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)

29/10/2021