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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 listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	
Suffix	
Property name	The Elms
Address line 1	Columbas Drive
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 7JD
Description of site location must be completed if postcode is not known:	
Easting (x)	526568
Northing (y)	186940
Description	

2. Applicant Details	
Title	
First name	
Surname	Elms Nominees Limited
Company name	Elms Nominees Limited
Address line 1	Spaniards Road
Address line 2	Columbas Drive
Address line 3	

2. Applicant Details

Town/city	The Elms
Country	United Kingdom
Postcode	NW3 7JD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Ben
Surname	Halevi
Company name	SIAW LTD
Address line 1	Winston House, 1st Floor,
Address line 2	359 Regents Park Road
Address line 3	
Town/city	LONDON
Country	United Kingdom
Postcode	N3 1DH
Primary number	02083460628
Secondary number	
Fax number	
Email	info@siaw.co.uk

4. Description of Proposed Works

Please describe the proposed works:

'Alteration to existing modern pool and gym with new glazed lean to extension to mezzanine level, new glazed roof over existing swimming pool with a roof terrace. New open pool extension with associated hard landscape. New octagonal glazed extension with lead roof with a glazed link to existing modern kitchen with associated hard landscape.'

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"

5. Site Information

Title Number	NGL798672
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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?

53.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

8. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

9. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

10. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

11. Listed Building Alterations

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The existing and proposed drawings are highlighting the changes, which relate to the newer additions to the house. The Heritage statement is included with the application. A Photomontage with existing images is included.
The elements of the proposal are listed as:

1. At South side: refurbish the swimming pool house with internal alterations to reconfigure the changing rooms, sauna, rest rooms.
2. At South side: Replace the pitched roof with a new partially glazed roof, form a gap between the gable end wall and the new roof over the pool, create a sunroof terrace, add new railings in matching style. (Originally the roof had railings, long lost).
3. Create a connection with the main house through the half landing of the South staircase, by opening a doorway on the side wall, connecting to a new mezzanine overlooking the swimming pool, self-enclosed, to accommodate the relocated gym. Access to the roof terrace through the gym.
4. Create a new internal staircase from the swimming pool / spa area (level 0) to the roof terrace, accessed through a retractable structural glass skylight.
5. Extend the internal swimming pool outdoors, occupying the existing sun terrace, connected via a "lock", modifying the existing glazed gable doors into automated retractable door with glass panes to match existing; associated hard landscape alterations of the existing sun terrace to elevate the level to match the internal swimming pool house level and extend the existing external staircases to the new level.
6. At the North side: create a bespoke glazed pod extension to the kitchen, a dining room, articulated by a glazed link formed through an adapted existing window to incorporate it. Associated landscape adjustments with steps from the pod into the garden.

12. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Retaining walls in brickwork with stone copings, forming the sun terrace on the South East elevation. The swimming pool house has red facing brickwork to the cavity walls as built in 1999.	The new retaining walls forming the raised sun terrace around the proposed outdoors swimming pool will be made in matching brickwork and coping stone as the rest of the hard landscape. There are no new external walls but where the doors/windows are formed, the brickwork will be carefully repaired where cut to form new openings. The new glazed walls of the kitchen pod extension to be fully glazed, set in tubular metal frames connected to the thing tubular structure, colour t.b.c.
Roof covering	Existing roof over the swimming pool, a newer addition to the main building, has a natural slate roof on 2 slopes, with flat wide roof edges on 2 sides, in Code 6 lead, running into the side gutters.	The new roof over the swimming pool will be a new structure of double curved (double barrel) section either side, with a flat top; made in steel beams and thin profiles, with large curved (barrel) glazed panels insets, forming the 2 slopes, with the apex a flat roof in match Code 6 lead. The new roof over the kitchen pod extension to be in Code 6 Lead, to match existing.
Windows	Existing windows/doors to the swimming pool house, ground floor level, are all soft wood timber, painted white, with 14 mm double glazing lights. Existing window on the North side, of the existing kitchen: soft timber with leaded lights, as built in 1999, to match the pattern of the windows in the main building.	The proposed windows with doors for the 2 sides of the swimming pool house, will be matching the existing, in external grade soft wood, painted to match; double glazing lights with matching modern equivalent. The proposed alteration of the window where a link bridge will be formed, to be extended to the floor level and extra leaded lights added to match existing. The new kitchen pod extension to have full glazed walls, in tubular metal frames, colour t.b.c.

12. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Floors	Existing floor in the swimming pool is stone with underfloor heating.	Replace/repair with matching stone, where the floor is affected by the new proposal. New limestone/stone t.b.c. on pedestals in the kitchen pod extension and the link bridge connecting to the existing kitchen.
Internal Walls	The internal walls affected are new timber stud partitions with plasterboard finish.	The proposed internal walls will be similar timber or metal stud partitions, finished in plasterboard.
Ceilings	Plasterboard ceilings.	Plasterboard to match.
Internal Doors	Swimming pool house: the internal doors are modern softwood timber, some 4 panel, some glazed, painted white.	The new doors in the swimming pool house will be contemporary good quality flush doors to the changing rooms, cloakrooms; glazed timber doors to match existing at the junction with the main house, as well as the double doors leading to the swimming pool area; the door to the sauna will be glazed to suit. The door at half landing connecting to the new mezzanine: timber door (FD30) to match the existing doors on the 1st floor - main house. The doors between the kitchen and the kitchen pod extension: frameless pivot glass double doors, or similar.
External Doors	Softwood timber with 14mm double glazing.	To the swimming pool house: matching softwood timber with double glazed units panes. To the gable wall where a "lock" is created between the internal and external pools, a new automated door to pivot upwards, made in materials to match the existing door, developed by specialist. To the new kitchen extension: laminated and toughened glass double doors, frameless, on pivot hinges for the external doors as well as the link between the existing kitchen and the link bridge.
Rainwater goods	swimming pool house: ogee gutters, hoppers and down pipes, mostly square shape, matching the main house	As existing
Other Hard landscape	Existing York flag stone to older terrace and Haddonstone cast stone to the new swimming pool terrace, copings, steps.	Reclaimed stone and extra over with matching stone for the floor, copings and extended steps.
Other Roof terrace balustrade	N/A	Wrought iron thin bars with flat matching handrail, painted black.
Other Skylights	N/A	Retractable glazed skylight in thin metal frames, to new staircase in pool house.
Other Lean-to extension	N/A	Mezzanine: New glazed sloping roof and side walls, in powder coated aluminium frames.

Are you submitting 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

A-LOCLocation Plan1:1250A4
A-STSite Plan1:250A0
EXISTING
A-101Existing Ground Floor Layout1:100A1
A-102Existing First Floor Layout1:100A1
A-103Existing Second Floor Layout1:100A1
A-104Existing Roof Layout1:100A1
A-105Existing Main Elevations1:100A1
A-106Existing Flank Elevations1:100A1

12. Materials

A-107Existing Section A-A1:100A1
A-108Existing Cross Sections1:100A1
A-110Existing Landscape1:100A0
A-150Existing Pool Wing Elevations1:50A0
A-151Existing Pool Side Cross Sections1:50A0
PROPOSED
A-301Proposed Ground Floor Layout1:100A1
A-302Proposed First Floor Layout1:100A1
A-303Proposed Roof Layout1:100A1
A-351Proposed Ground Floor Pool Wing 1:50A0
A-352Proposed First Floor Pool Wing 1:50A0
A-353Proposed Roof Pool Wing 1:50A0
A-371Proposed Ground and Roof Plans Kitchen Wing 1:50A0
PROPOSED ELEVATIONS
A-701Proposed Front (North-West) Elevation1:100A1
A-702Proposed Rear (South-East) Elevation1:100A1
A-703Proposed Side (South) Pool Wing Elevations1:50A0
A-704Proposed Side (North) Kitchen Wing Elevations1:50A0
PROPOSED SECTIONS
A-801Proposed Section G-G Pool Wing1:50A0
A-802Proposed Cross Sections Pool Wing1:50A0
A-803Proposed Section H-H Kitchen Extension1:50A0
A-804Proposed Cross Section Kitchen Extension1:50A0

TE21 - The Elms - Design and Access Statement

13. 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

14. 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.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Residential only off-street parking	6	6	0

15. 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:

Reference to the trees is added to the existing landscape drawing, TE21-A-110. Trees T1-T4 and Hedges H1-H4 will be relocated within the wider landscape.

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:

Drawing TE21-A-110 show the trees which will be relocated within the wider landscape. T1, T2 in front of the pool, T3 side elevation, T4 in front of the kitchen. 2 small trees in front of the swimming pool, on the existing sun terrace, to be relocated elsewhere in the garden; one small tree on the side of the pool house, will be removed where a new door is proposed; one very small ornamental plant/tree in front of the kitchen, including a 2 small hedges, where the kitchen extension is proposed.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

16. Site Visit

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

17. 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

Khrystyna

Surname

McPeake

Reference

2021/1819/PRE

Date (Must be pre-application submission)

28/06/2021

Details of the pre-application advice received

We acquired Pre-Planning advice from the Camden Planning Department, on 28/06/2021, Ref: 2021/1819/PRE, from the Conservation Officer /Planning Solutions Team/ Contact: Khrystyna McPeake. The report was favourable to our proposal and we were asked to produce, alongside all the required documentation, a Preliminary Bat Roost Assessment, which we are submitting with the application.

18. 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?

19. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Ben

Surname

Halevi

19. Ownership Certificates and Agricultural Land Declaration

Declaration date

15/11/2021

☒ Declaration made

20. 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)

15/11/2021