

Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text" value="Elmdon Real Estate LLP"/>		
Unit:	<input type="text"/>	Number:	<input type="text" value="133"/>
		Suffix:	<input type="text"/>
Building name:	<input type="text"/>		
Address 1:	<input type="text" value="Hammersmith Road"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Country:	<input type="text" value="UK"/>		
Postcode:	<input type="text" value="W14 0QL"/>		

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text" value="Chloe"/>
Last name:	<input type="text" value="Fleck"/>		
Company (optional):	<input type="text" value="FLECK Architecture Ltd"/>		
Unit:	<input type="text"/>	Number:	<input type="text" value="24"/>
		Suffix:	<input type="text"/>
Building name:	<input type="text"/>		
Address 1:	<input type="text" value="Godwin Road"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Country:	<input type="text" value="UK"/>		
Postcode:	<input type="text" value="E7 0LE"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="523"/>	Suffix:	<input type="text"/>
Building name:	<input type="text" value="Kings Court"/>				
Address 1:	<input type="text" value="Finchley Road"/>				
Address 2:	<input type="text" value="London"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="NW3 7BP"/>				

4a. Eligibility - The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Above ground level, is the current building less than 3 storeys in height?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development (continued)

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse), have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4c. Eligibility - Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any dwellinghouse and other works proposed
- the external appearance of the building

Additional storey of flats to be accommodated on top of Kings Court to provide 1 no. 1 person 1 bed flat and 1 no. 2 person 1 bed flat. The new floor will be of a slightly lower floor to ceiling height than the existing 3rd floor below. The existing communal stair will be extended upwards to provide access to the new floors. Existing service risers will be used to provide services to the new flats. Smoke ventilation to the common parts will be retained/ reinstated and adapted to meet the new part B of the building regulations. The existing solar array at roof level will be relocated to the new roof space which will also incorporate an extensive type green roof.

Please refer to Prior Approval Report ref. 1142-PAS01A, and the following drawing refs. which provide details of the scope of the proposals, external appearance of the building and details of the provision of adequate natural light in all habitable rooms and sets out impacts and risks associated with the proposed development:

1142P_01: Site location plan

1142P_10A: Block plan

1142P_100A: Existing plans

1142P_110A-113A: Existing elevations

1142P_200A-202A: Proposed plans

1142P_210B-213B: Proposed elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

Both flats will be dual aspect and habitable rooms will be provided with good sized windows and patio doors to ensure adequate natural light. The deepest part of the plan will be additionally lit by glazed roof lights.

5. Description of Proposed Works, Impacts and Risks (continued)

What will be the net increase in dwellinghouses:

2

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport and highways impacts and how these will be mitigated:

(Further details in report ref. 1142-PAS01A)

The PTAL of the site is 5 and it is within easy walking distance to an excellent range of local amenities (shops/ restaurants/ cultural facilities/ parks/ Hamstead Heath) and as such it is anticipated that the vast majority of journeys can and will be made by sustainable modes of transport. It is anticipated that, as with the existing development, new residents will not be eligible to apply for resident parking permits.

The existing building has 9 on site car parking spaces and bicycle store for 16 bikes which will be unchanged. As part of these proposals, bicycle parking for a further 2 bikes is proposed.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

N/A

Please provide details of any contamination risks and how these will be mitigated:

Due to the age of the existing building (21st century) the existing building fabric/ roof coverings that may be impacted by the proposed development are very unlikely to be a source of contamination.

The proposed development will involve minimal excavation works.

A Construction Management Plan for the development will be issued to Camden planning department prior to commencement of the development which will detail how contamination will be identified, recorded and mitigated in the unlikely event that it is present.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

Please see Environment Agency Flood risk map which is included within report ref. 1142-PAS01A.

Kings Court is in flood zone 1, an area with a low probability of flooding. Camden as a whole is at low risk of flooding however intense bursts of rain have the potential to cause groundwater flooding .

The proposals will not create an increase in the developed footprint on the site. Notwithstanding this the proposals include the installation of an extensive type green roof system to both the extension roof and the roof of the existing communal general refuse store. This will substantially reduce the rate and volume of surface water run off and therefore help reduce the risk of groundwater flooding in the borough.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated:

Please see report ref. 1142-PAS01A and the drawings as listed in section 5. of this form

These proposals are an updated version of application ref 2020/3511/P which was granted prior approval on 15.01.21. The scheme has been revised to incorporate some structural elements and is additionally marginally taller than the approved scheme.

The windows of the proposed new flats will generally face either to the front or the rear of the site and as such will not create any risk of overlooking into existing dwellings of neighbouring buildings or Kings Court. The patio doors onto the roof terrace of flat 13 face toward the boundary with 525 Finchley Road. However, they are set back from the boundary line and at a very oblique angle to existing windows on no. 525.

Overlooking of neighbouring amenity spaces from the proposed new roof terraces is mitigated by setting handrails back from the edge of the building line below and retaining the existing overhanging eaves detail at 3rd floor level at the front.

A Daylight and Sunlight report by Hawkins Environmental for the approved scheme demonstrated that the proposals will have minimal and broadly acceptable levels of impact on neighbouring development.

All of the proposed habitable rooms will receive good natural lighting levels and have good outlook as demonstrated by the plan and elevation drawings forming part of this application.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Views dated 15 March 2012 issued by the Secretary of State.

N/A

5. Description of Proposed Works, Impacts and Risks (continued)

If the existing building is 18 metres or more in height.

Please provide details regarding the fire safety of the existing building's external wall construction.

For such buildings, a professional report confirming compliance with Building Regulations for External Fire Spread should also accompany the application (see checklist section below).

N/A

If the proposed development would result in a building that contains more than one dwellinghouse, and is either 18 metres (or more) in height or contains 7 (or more) storeys.

Please provide details of the fire safety impacts on the intended occupants of the building.

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application.

N/A

6. List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building (either in the fields below or as a supporting document)

Address 1:	Please see schedule in report ref. 1142-PAS01A
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Address 6:	
Address 7:	
Address 8:	
Address 9:	
Address 10:	

Please provide details of any additional addresses on a separate sheet if necessary.

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.

The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	<input checked="" type="checkbox"/>	A site specific flood risk assessment (if required as per the flood risk details of question 5)	<input type="checkbox"/>
The correct fee	<input checked="" type="checkbox"/>	A report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended). (if required as per the fire safety details of question 5)	<input type="checkbox"/>
A plan indicating the site and showing the proposed development.	<input checked="" type="checkbox"/>	A 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development (if required as per the fire safety details of question 5)	<input type="checkbox"/>
Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building.	<input checked="" type="checkbox"/>		
All plans should be drawn to an identified scale and show the direction of North.			
Plans can be bought from the Planning Portal's accredited supplier: https://www.planningportal.co.uk/buyaplanningmap			

8. Declaration

I/we hereby apply for prior approval 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address:

10. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
<input type="text"/>	<input type="text" value="07814734654"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address: