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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission. 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	87
Suffix	
Property name	Flat 1st And 2nd Floor
Address line 1	Constantine Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW3 2LP

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

Easting (x)	527568
Northing (y)	185666

Description

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2. Applicant Details

Title	Mr
First name	Philip
Surname	Roys
Company name	Philip M Roys Architect RIBA
Address line 1	2B Falkland Road
Address line 2	Kentish Town
Address line 3	
Town/city	London
Country	United Kingdom

2. Applicant Details

Postcode	<input type="text" value="NW5 2PT"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
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" value="Mr"/>
First name	<input type="text" value="Philip"/>
Surname	<input type="text" value="Roys"/>
Company name	<input type="text" value="Philip Michael Roys Architect RIBA"/>
Address line 1	<input type="text" value="2B Falkland Road"/>
Address line 2	<input type="text" value="Kentish Town"/>
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="NW52PT"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="160.00"/>
Unit	<input type="text" value="Sq. metres"/>

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="288240"/>
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

Public/Private Ownership

5. Site Information

What is the current ownership status of the site? ☒ Public ☐ Private ☐ Mixed

6. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Proposed re-modelling of existing residential maisonette flat 2 accommodation on the first, second & roof attic floors.
New rear second floor addition with new roof terrace over.
New rear dormer to third floor with photovoltaic cell panels over.
New photovoltaic cell panels to existing property front pitched roof.

Has the work or change of use already started? ☐ Yes ☒ No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? ☐ Yes ☒ No

Do the proposals cover the whole existing building(s)? ☐ Yes ☒ No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Maisonette flat 2 on the first, second, roof/attic floors accommodation.

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'. ☐ Yes ☒ No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	Existing rear ground & first floor extension new second floor addition.
Maximum height (Metres)	3
Number of storeys	1

Loss of garden land

Will the proposal result in the loss of any residential garden land? ☐ Yes ☒ No

Projected cost of works

Please provide the estimated total cost of the proposal

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Entire development.	June	2022	September	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Existing Use

Please describe the current use of the site

Self contained maisonette five bedroom flat 1 in an existing residential terraced property.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	153.7	0	28.6
Total	153.7	0	28.6

14. 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):

Walls

14. Materials

Description of existing materials and finishes (optional):	Existing main property external enclosing walls red brickwork. Existing main property roof sloping parapet walls red brickwork. Existing rear addition ground floor enclosing walls red brickwork and the first floor enclosing walls self finish smooth render.
Description of proposed materials and finishes:	New increased height parapet walls to main house rear roof using matching red brickwork to end enclose the new full width dormer roof addition. New second storey rear addition enclosing walls are new external red decorated insulated render system on new blockwork, insulated cavity, blockwork & internally plaster finished. The new parapet walls to receive zinc cappings. The new green roof terrace over the low parapet wall has a new 60 degree angled pervoskite panels guarding, anthracite colour.

Roof	
Description of existing materials and finishes (optional):	Main house front and rear roofs blue slate finished with lead flashings. The front roof has 2no. roof lights and the rear roof has 2no. roof lights. The rear addition mono pitch roof blue slates with lead flashings.
Description of proposed materials and finishes:	The main house front roof blue slates, lead flashings and 2no. roof lights retained with 14no. new photovoltaic cell panels over. The main house rear roof retains in part the blue slates with lead flashings, the 2no. roof lights removed. The new full width rear dormer clad in natural finish zinc cladding system with 10 no. photovoltaic cell panels located over on supporting system. The new rear addition green roof terrace has a new wild flower and herb garden, decking platform, pebble pathway and astronomical platform. The new flat roof incorporates a new longitudinal glazed skylight system with anthracite coloured aluminum glazing bar system against the raised parapet wall to no.85.

Windows	
Description of existing materials and finishes (optional):	Existing windows white decorated timber box frame sash windows.
Description of proposed materials and finishes:	New anthracite finished aluminum frame double glazed windows system bottom hung outward opening to the new side fenestration to the rear addition first and second floors. New anthracite finished aluminum frame system double glazed screen to the full width rear roof dormer.

Doors	
Description of existing materials and finishes (optional):	Existing glazed white decorated timber framed double doors to first floor end of rear addition.
Description of proposed materials and finishes:	New double glazed anthracite finished aluminum framed sliding double doors system installed to the end of the rear addition first and second floors. The second floor doors incorporate a new Juliet balcony decorative glazed screen.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Existing red brickwork walls and timber fencing to rear side yard and rear garden.

14. Materials

Description of proposed materials and finishes:	The existing walls and timber fencing to the rear side yard and rear garden retained. The parapet wall of the new green roof terrace adjacent no.85 increased in height using matching materials with new zinc cappings over. The existing sloping parapet walls to the main house rear roof increased in height to enclose the full width dormer rear roof addition using matching red brickwork.
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	n/a

Lighting	
Description of existing materials and finishes (optional):	The existing accommodation has wall and ceiling lighting.
Description of proposed materials and finishes:	All the accommodation shall have new wall and ceiling lighting fitted where appropriate.

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

2-The existing record drawings comprising :-
Site Location Plan drawing pmrca 87CR SLP 01.
Existing record photograph view to rear of no.87 +adjoining properties no.85 and no.89.
Existing Ground Floor & Site layout Flat 1drawing pmrca E 40 Revision 1.
Existing Ground Floor layout Flat 1 drawing pmrca E 40 Revision 1.
Existing First Floor layout Flat 2 drawing pmrca E 41 Revision 1.
Existing Second Floor layout Flat 2 drawing pmrca E 42 Revision 1.
Existing Roof Attic Third floor layout Flat 2 drawing pmrca E 43 Revision 1.
Existing Roof layout Flat 2 drawing pmrca E 44 Revision 1.
Existing Property End Elevation E 45 Revision 1.
Existing Property Section A A & Side Elevation pmrca E 46 Revision 1.
3-The Design and Access Statement document pmrca 87CR DA 02 Revision 03.
4-The proposed scheme drawings comprising :-
Proposed First Floor layout Flat 2 drawing pmrca P 30 Revision 1.
Proposed Second Floor layout Flat 2 drawing pmrca P 31 Revision 1.
Proposed Third Floor layout Flat 2 drawing pmrca P 32 Revision 1.
Proposed Roof layout Flat 2 drawing pmrca P 33 Revision 1.
Proposed Rear Elevation Flat 2 drawing pmrca P 34 Revision 1.
Proposed Section A A Flat 2 drawing pmrca P 35 Revision 1.
Proposed Section B B & Side Elevation Flat 2 drawing pmrca P 36 Revision 1.
Proposed Section C C Flat 2 drawing pmrca P 37 Revision 1.
Proposed Property Composite Rear Elevation drawing pmrca P PRE Revision 1.
Proposed Property Composite Side Elevation drawing pmrca P PSE Revision 1.

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes ☒ No

18. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ☐ Yes ☒ No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

1-The existing record drawings comprising :-
Existing record photograph view to rear of no.87 +adjoining properties no.85 and no.89 Existing
Ground Floor & Site layout Flat 1drawing pmrca E 40 Revision 1.
Existing Ground Floor layout Flat 1 drawing pmrca E 40 Revision 1.
Existing First Floor layout Flat 2 drawing pmrca E 41 Revision 1.
Existing Second Floor layout Flat 2 drawing pmrca E 42 Revision 1.
Existing Roof Attic Third floor layout Flat 2 drawing pmrca E 43 Revision 1.
Existing Roof layout Flat 2 drawing pmrca E 44 Revision 1.
Existing Property End Elevation E 45 Revision 1.
Existing Property Section A A & Side Elevation pmrca E 46 Revision 1

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? ☐ Yes ☒ No

Please state the expected internal residential water usage of the proposal (litres per person per day)

265.00

Does the proposal include the harvesting of rainfall? ☐ Yes ☒ No

Does the proposal include re-use of grey water? ☐ Yes ☒ No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? ☐ Yes ☒ No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ☐ Yes ☒ No

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ☒ Yes ☐ No

29. Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed? ☐ Yes ☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

2

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out? ☐ Yes ☒ No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps? ☒ Yes ☐ No

Total Installed Capacity (Megawatts)

0.02

Solar energy

Does the proposal include solar energy of any kind? ☒ Yes ☐ No

Total Installed Capacity (Megawatts)

0.01

Passive cooling units

Number of proposed residential units with passive cooling

3

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

30. Environmental Impacts

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? ☒ Yes ☐ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

32. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

35. 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

36. 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

36. Pre-application Advice

Surname

Reference

2021/1829/PRE

Date (Must be pre-application submission)

04/06/2021

Details of the pre-application advice received

See Architect Design and Access Statement document pmrca 87CR DA 02 revision 03.

37. 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?

38. 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

Bretislav

Surname

Borak

Declaration date
(DD/MM/YYYY)

26/01/2022

☒ Declaration made

39. 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)

26/01/2022