

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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="12"/>
Suffix	<input type="text" value="B"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Keats Grove"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 2RN"/>

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

Easting (x)	Northing (y)
<input type="text" value="527106"/>	<input type="text" value="185736"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The brief is for a low-carbon family home, to replace an existing house. The development site is within the Hampstead Conservation Area and the client also owns the Grade II listed villa adjacent to the application site at 12 Keats Grove. The proposal includes unified biodiverse landscaping which will connect the two houses.

Consent is being sought for:

Dismantling the existing 1984 house at 12B Keats Grove and re-purposing its materials

Erecting a new 4-bedroom home to form part of a shared estate with 12 Keats Grove for a large family

Creating a unified, biodiverse woodland landscape to connect the garden of 12B with the already consented landscape at 12 Keats Grove

Has the work already been started without consent?

☐ Yes

☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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"

NGL518510

Energy Performance Certificate

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

☐ Yes

☒ No

Further information about the Proposed Development

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

371.90

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

4

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

10/2022



When are the building works expected to be complete?

10/2025



Explanation for Proposed Demolition Work

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

Existing building in poor state of repair with limited feasibility for retrofit to meet client needs. Its materials will be reclaimed and as many as possible will be reused on site.

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)

Type:

Walls

Existing materials and finishes:

Red brick jointed with grey cement.

Proposed materials and finishes:

Handmade clay brick (shallower and longer than standard UK brick dimensions) jointed with lime mortar. Product: Petersen Tegl Kolumba
Colour: K11 (white/light-grey)

Type:

Roof

Existing materials and finishes:

Brown concrete roof tiles, curved "Spanish" style.

Proposed materials and finishes:

1. Handmade clay tiles. Product: Petersen Tegl Cover Tile; Colour: C11 white/light grey 2. Standing seam copper 3. Biodiverse wildflower intensive green roof 4. Glazed wintergarden roof

Type:

Windows

Existing materials and finishes:

Timber fixed and openable casement windows, frames finished in red-brown stain and varnish.

Proposed materials and finishes:

Triple glazed fixed and openable windows (some tilt-turn, some casement). Composite timber and aluminium frames. White oiled oak finish. Frameless glazing to wintergarden. Curved fixed glazing to garden room.

Type:

Doors

Existing materials and finishes:

Four-panel timber front door with integrated letter slot and no glazing. Finished in red-tone varnish. Single panel timber secondary doors with glazed panel, finished in red-tone varnish.

Proposed materials and finishes:

White-oiled wood and glass.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

100mm red brick wall jointed with grey cement, concealing reinforced concrete wall. Vertically lapped feathered-edge timber fence above. Established vegetation over fence and wall on southern portion boundary to west of site.

Proposed materials and finishes:

Red brick wall jointed with pale mortar. Established vegetation to be retained.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Brown concrete pavers.

Proposed materials and finishes:

Permeable hard landscape consisting of offcuts of Caithness stone (dark grey/heather) laid vertically in a free-draining matrix of grit (pale grey/brown).

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

1000 Existing Location Plan
1001 Existing Ground Floor Plan
1002 Existing First Floor Plan
1003 Existing Roof Plan
1004 Existing South Elevation Street Context
1005 Existing South Elevation Garden Context
1006 Existing North Elevation
1007 Existing East Elevation
1008 Existing West Elevation
1009 Existing Section aa
2000 Proposed Location Plan
2001 Dismantling & Repurposing Plan
2002 Proposed Plan Lower Ground Floor
2003 Proposed Plan Upper Ground Floor
2004 Proposed First & Second Floor Plan
2005 Proposed Roof Plan
2006 Proposed South Elevation Street Context
2007 Proposed South Elevation Garden Context
2009 Proposed North Elevation Garden Context
2010 Proposed East Elevation
2011 Proposed West Elevation
2013 Proposed Section aa
2014 Proposed Section bb
2015 Proposed Section cc
2016 Proposed Section dd
2017 Proposed Section ee
2018 Proposed Section ff
2019 Proposed Section gg
2020 Proposed LGF Plan Services Coordination
2021 Proposed UGF Plan Services Coordination
2022 Proposed 1F / 2F Plan Services Coordination
2023 Proposed Roof Plan Services Coordination
2024 Proposed UGF Plan GSHP Boreholes
2025 Proposed Section hh
Arboricultural Impact Assessment
Daylight and Sunlight Report
Design and Access Statement, inc. neighbours consultation
Engineering Submission inc. BIA
PEA Survey Report
Heritage Statement
Life-Cycle Carbon Analysis
Energy and Sustainability Statement
Appendices to the Energy and Sustainability Statement
Flooding Risk Assessment and Drainage Strategy [within the BIA pp 33]
Sustainability Statement
Landscape design [planting specifications & landscape layout plan]

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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.

<div>Vehicle Type: Cars</div> <div>Existing number of spaces: 3</div> <div>Total proposed (including spaces retained): 3</div> <div>Difference in spaces: 0</div>
<div>Vehicle Type: Cycle spaces</div> <div>Existing number of spaces: 0</div> <div>Total proposed (including spaces retained): 2</div> <div>Difference in spaces: 2</div>

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.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

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

- 2003

Proposed Plan Upper Ground Floor

- Arboricultural Impact Assessment

- Landscape design

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 the 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

- 2003

Proposed Plan Upper Ground Floor

- Arboricultural Impact Assessment

- Landscape design

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

CDRP103 _ 12b Keats Grove

Date (must be pre-application submission)

03/12/2021

Details of the pre-application advice received

A follow up pre-application meeting was held on February 7th 2022, to review amendments to the scheme as a result of the DRP feedback and neighbour's consultations. A reduced scheme was presented to Fergus Wong, Lavinia Scaletti and Rose Todd.

As a brief conclusion, the revisions were considered to definitely be moving in the right direction. Officers were fairly satisfied that the scheme does not have any negative impact in heritage terms. In terms of its design, the cohesive vision/overall idea informing the design of the property, particularly to the front façade, requires development.

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.

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?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date