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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 (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

Suffix

Property Name

12 Garden Flat

Address Line 1

Strathray Gardens

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW3 4NY

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

Easting (x)

526993

Northing (y)

184510

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Heidi

Surname

Rosenwald

Company Name

Mens et Manus Ltd

### Address

Address line 1

Studio 2

Address line 2

1A Beethoven Street

Address line 3

Camden

Town/City

London

Country

United Kingdom

Postcode

W10 4LG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

## Description of Proposed Works

Please describe the proposed works

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"

## 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

**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.](#)

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

45.00	square metres
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Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

## Development Dates

**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.](#)

When are the building works expected to commence?

07/2022



When are the building works expected to be complete?

05/2023



## Explanation for Proposed Demolition Work

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

Partial removal work required of the existing rear facing wall at lower ground level only is necessary to access and expand the existing living area.

## 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 Masonry; common bond

**Proposed materials and finishes:**

Red Masonry; common bond

**Type:**

Windows

**Existing materials and finishes:**

Wood frame single glazed sash windows, white paint

**Proposed materials and finishes:**

Aluminium frame double glazed fixed and operable windows / doors

**Type:**

Roof

**Existing materials and finishes:**

NA

**Proposed materials and finishes:**

Sedum planted green roof GRP on small flat roof of side extension

**Type:**

Doors

**Existing materials and finishes:**

Wood with glazing

**Proposed materials and finishes:**

Aluminium frame with double glazing

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

DESIGN AND ACCESS STATEMENT\_25MAY2022

A-00 TITLE

A-01 EXISTING FLOOR PLAN

A-02 PROPOSED FLOOR PLAN

A-03 PROPOSED ROOF PLAN

A-04 EXISTING STREET (EAST) ELEVATION

A-05 PROPOSED STREET (EAST) ELEVATION

A-06 EXISTING GARDEN (WEST) ELEVATION

A-07 PROPOSED GARDEN (WEST) ELEVATION

A-08 EXISTING SIDE (NORTH) ELEVATION

A-09 PROPOSED SIDE (NORTH) ELEVATION

A-10 EXISTING SECTION B-B

A-11 PROPOSED SECTION B-B

## 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.

### Vehicle Type:

Cars

### Existing number of spaces:

1

### Total proposed (including spaces retained):

1

### Difference in spaces:

0

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## 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

2022/0223/NEW

Date (must be pre-application submission)

18/01/2022

Details of the pre-application advice received

See Statement Section 2.4 Policy Assessment and Appendix B

Summary:

1. No objection to principle of a single storey rear extension in this location.
2. Host building is identified as making a positive contribution to the character of the Belsize Conservation area.
3. Any new development is to preserve the character of the boroughs conservation areas.
4. Design shall respect to the existing character and proportions of the host building.
5. Overall form and appearance shall reflect the character, proportions, materials, and fenestration of the existing building and maintain the legibility of the host building and surrounding conservation area.
6. The existing rear elevation appears largely unaltered and contains attractive features, particularly the double bay windows at lower and upper ground floor level, which are considered contributing to the quality and appearance of the property.



## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

64 New Cavendish Street,

**Address Line 2:**

**Town/City:**

London

**Postcode:**

W1G 8TB

**Date notice served (DD/MM/YYYY):**

18/01/2022

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Ms

First Name

Heidi

Surname

Rosenwald

Declaration Date

30/05/2022

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

Heidi Rosenwald

Date

30/05/2022