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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

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"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="1 Trinity Close"/>
Address Line 1	<input type="text" value="Willoughby Road"/>
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 1SD"/>

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

Easting (x)	Northing (y)
<input type="text" value="526665"/>	<input type="text" value="185671"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mr

First name

Pelham

Surname

Olive

Company Name

Address

Address line 1

1 Trinity Close

Address line 2

Willoughby Road

Address line 3

Camden

Town/City

London

Country

Postcode

NW3 1SD

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

This application proposes minor amendments to an already consented scheme (2019/3939/P).

This application relates to proposed amendments to the previously consented extension at first floor enclosing the existing western terrace, in addition to a new side extension.

Other minor external alterations are also proposed. Please refer to existing and proposed drawings and design and access statement prepared by Rodic Davidson Architects for further information.

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".

Title Number: NGL270939

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?

17.80	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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?

01/2023	
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When are the building works expected to be complete?

07/2023	
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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:

White painted render

Proposed materials and finishes:

White painted render Lintel detail in concrete finish for ground floor side extension

Type:

Windows

Existing materials and finishes:

Assorted

Proposed materials and finishes:

-Metal framed double glazed windows to be extended in material and finish to match existing -Slim metal frames with double glazing and timber mullions to first floor extension -White painted timber frame and glass for the ground floor side extension -Metal framed rooflights

Type:

Doors

Existing materials and finishes:

- Entrance door: Timber with side glazed panels

Proposed materials and finishes:

- Entrance door : Timber with upper glazed panels - Side extension door : white painted timber

Type:

Roof

Existing materials and finishes:

Main building roof in slates

Proposed materials and finishes:

Side extension roof in single ply membrane

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

White painted brick wall + timber fence

Proposed materials and finishes:

White painted brick wall

Type:

Vehicle access and hard standing

Existing materials and finishes:

Cobble stones

Proposed materials and finishes:

Cobble stones and Grass pavers

Type:

Other

Other (please specify):

Bin store

Existing materials and finishes:

NA

Proposed materials and finishes:

Timber clad

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

1TrinityClose_Design&AccessStatement

EX.01.SLP_SiteLocationPlan

EX.01.100_Existing Ground Floor Plan

EX.01.200_Existing First Floor Plan

EX.01.300_Existing Second Floor Plan

EX.01.400_Existing Roof Plan

EX.02.100_Existing East Elevation

EX.02.200_Existing South Elevation & Sectional South Elevation

EX.02.300_Existing North Elevation

EX.02.400_Existing West Elevation

PL.01.100_Proposed Ground Floor Plan

PL.01.200_Proposed First Floor Plan

PL.01.300_Proposed Second Floor Plan

PL.01.400_Proposed Roof Plan

PL.02.100_Proposed East Elevation

PL.02.200_Proposed South Elevation & Sectional South Elevation

PL.02.300_Proposed North Elevation

PL.02.400_Proposed West Elevation

PL.02.500_Proposed North Elevation - Courtyard

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.

Trees T1 and T2 are marked on the existing ground floor plan (EX.01.100) and proposed ground floor plan (PL.01.100).

T1 is a magnolia tree and T2 is a conifer.

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

☐ Yes

☒ No

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:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

3

Total proposed (including spaces retained):

3

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.

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

2022/2959/NEW

Date (must be pre-application submission)

08/07/2022

Details of the pre-application advice received

The site is located within the Hampstead Conservation Area and officers need to ensure that any proposed works are carefully considered and do not cause harm to its character and appearance.

Side extension – our supplementary planning guidance document Home Improvements offers advice on how side extensions should be designed and states, amongst other things, that they should be set back from the front elevation and built from materials that are sympathetic to the host building. The proposed side extension in its current form would project beyond the front elevation and would be clad in timber, which is contrary to the above guidance. A possible solution to this would be to push the side extension back from the front elevation so that it occupies the patio area currently proposed and change the timber cladding to white render to match the existing house.

Bike store – as discussed during the meeting the proposed bike store is too big in its current form and its location to the front of the house would make it highly visible from the street. I appreciate this is a constrained site with no rear garden, which is where you would normally locate a shed/storage area like this, but we would not usually support the location of such a large structure at the front of the property due to the harmful impact it would have on the appearance of the host property and surrounding conservation area. It may be possible to install some sort of store area here but it will need to significantly reduce in size and height for it to be considered acceptable.

Bin store – no particular objection to this as it would be relatively small in size and an improvement on the existing bin store area which isn't big enough to fit bins in it.

Enlargement of ground floor (front) windows – this is considered to be a minor alteration that would not have a significant impact on the appearance of the existing building.

New steps to the front entrance and new white painted canopy above the front entrance – no objection to this subject to further detail at application stage.

New rooflight above the library - no objection to this as it wouldn't be seen from anywhere.

High level windows to serve en-suite – these are not considered acceptable in design/appearance terms and should be removed from the plans included with any formal submission.

Car parking - I know you said the proposals would not increase car parking provision at the site but it does appear on the proposed plans that a new on-site parking space is being created which we would not accept. I think the existing plans need to make clear what the current on-site parking arrangements are so that I can compare these against the proposed plans

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

Mr

First Name

Pelham

Surname

Olive

Declaration Date

30/09/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission 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

Sophia Charap

Date

30/09/2022