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

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="525917"/>	<input type="text" value="185649"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Andy

Surname

Tilsiter

Company Name

Address

Address line 1

Ground Floor

Address line 2

Ginsberg Yard

Address line 3

Back Lane

Town/City

Hampstead

County

Country

Postcode

NW3 1EW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Alteration and extension to garage to create a 2 bedroom residential dwelling

Reference number

2020/1502/P

Date of decision (date must be pre-application submission)

13/08/2021

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2021

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/11/2022

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 7 required the reinstatement of a small section of the boundary wall facing the highway to match the wall that had previously been removed. This wall has been rebuilt to the same size, length & width and in the same position as the previous wall but the local authority has stated that it does not exactly match the original wall. It is understood that the LPAs main concern is that the new wall has an additional pier.

The deviation from the design of the previous wall is so minimal/marginal and has no impact on the street scene. The wall as built is perfectly suitable for the preservation of the conservation area.

It is worth noting that when the original wall was removed, the local authority determined that it was not expedient to take enforcement action for its re-instatement. Neither was it considered necessary when the subject planning application was going to be determined by delegated decision. It only became an issue when the matter was raised by a local objector at the committee meeting. The applicant is therefore at a loss to understand why the importance of the wall has been elevated. The whole issue is so minor and de-minimis.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The Condition should be varied so as to remove the condition or so for it to be varied so as to approve the new wall, as built. A photograph of the as built wall is attached to this application.

A collection of photographs of walls in the same and neighbouring roads is also attached to demonstrate that the newly built wall is in keeping with the general conservation area.

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

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

Andy

Surname

Tilsiter

Declaration Date

08/11/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition 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

Andy Tilsiter

Date

09/11/2022

Amendments Summary

Minor spelling mistakes

