

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

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="4"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Camden Mews"/>
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="NW1 9DA"/>

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

Easting (x)	<input type="text" value="529508"/>	Northing (y)	<input type="text" value="184502"/>
Description	<input type="text"/>		

Applicant Details

Name/Company

Title

mr

First name

Andrew

Surname

Bruce

Company Name

Address

Address line 1

2Camden Square

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW1 9UY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We are seeking planning permission for

1. a proposed reduction in the width of the garage door opening
2. extension of existing London stock brick wall to fill the gap
3. replacement of existing up-and-over garage door with a roller shutter
4. reinstatement of a small window in an enlarged toilet/shower/utility room.

1. The existing up-and-over garage door is wider than it needs to be. Currently, it opens onto a garage space that was once obviously bigger. A utility area (a cupboard containing washing machine and dryer) now occupies part of the left-hand side of garage but is set back from the line of the garage door to allow space for the up-and-over door when in its raised position. This utility area now forms part of the ground floor toilet/shower/utility room.

2. The small space at the front of the garage hatched on drawing : 02 GROUND FLOOR PLAN (EXISTING) serves no useful purpose other than to accommodate the up-and-over door. We would like to incorporate it into the toilet/shower/utility room by reducing the width of the garage opening and widening the brick façade using London stock brick to match the existing brickwork to its left. There has always been enough space within the garage for a small, town car and this proposal does not change that.

3. Whilst reducing the width of the door, we should like to replace it with an electrically operated roller shutter by DRS UK (Compact Garage Door : colour Anthracite RAL7016) set back from the front of the façade.

The primary reason for replacing the existing up-and-over garage door is that it swings out onto the narrow pavement by 1050mm whilst it is being opened and poses a real danger of hitting pedestrians walking on the narrow pavement directly outside (see drawing no 06 GARAGE SECTION AA (EXISTING))

The current door is ill-fitting and a modern, insulated shutter would significantly reduce draughts and heat loss. See : 11 DRS Premier Brochure.

4. The subsequently enlarged toilet/shower/utility room would benefit from the reinstatement of a small window that was blocked up when the most recent renovation took place in 1999 (Planning Application No PE9700442R1 granted :15/8/1997 – see 10 ORIGINAL PHOTO OF FAÇADE - 1997). The new window would be shifted to the right of its original position and set higher in the wall. It would be double glazed and match the style and materials (iroko) of the existing windows above it and the doorway/entrance to the left. It would be hinged at the bottom and open into the room.

Other information

The front of the building on Camden Mews is currently covered in a mature virginia creeper (Parthenocissus tricuspidata) which would, from experience, in a matter of months cover the new brickwork making it blend in with the existing look of the building. (see 12 SITE PHOTOS 2019/2022)

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: NGL96917

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?

115.00	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?

03/2023	
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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:

London stock brick

Proposed materials and finishes:

Reclaimed London stock brick to match existing

Type:

Doors

Existing materials and finishes:

A 1960's up-and-over garage door; steel frame with plastic panels painted brown.

Proposed materials and finishes:

An electrically operated roller-shutter garage door manufactured by DRS UK Ltd. Colour : Anthracite RAL7016. Door frame in 40mm thick Iroko to match existing windows and front door.

Type:

Windows

Existing materials and finishes:

None

Proposed materials and finishes:

New window : Frame to be in 40mm thick Iroko to match existing windows at first floor level. Window to be in Iroko and double glazed.

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

- 01 LOCATION PLAN
- 02 PLAN OF GROUND FLOOR (EXISTING)
- 03 PLAN OF GROUND FLOOR (PROPOSED)
- 04 FRONT ELEVATION (EXISTING)
- 05 FRONT ELEVATION (PROPOSED)
- 06 GARAGE SECTION AA (EXISTING)
- 07 GARAGE SECTION AA (PROPOSED)
- 08 UTILITY ROOM SECTION BB (PROPOSED)
- 09 NEW WINDOW DETAIL
- 10 ORIGINAL PHOTO OF FAÇADE – 1997
- 11 SITE PHOTOS 2019/2022
- 12 DRS UK Compact Garage Door BROCHURE

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

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:

Residential only off-street parking

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.

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

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

Andrew

Surname

Bruce

Declaration Date

15/01/2023

☒ 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

Andrew Bruce

Date

15/01/2023