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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	<input type="text" value="2"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Wadham Gardens"/>
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 3DP"/>

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

Easting (x)	Northing (y)
<input type="text" value="527080"/>	<input type="text" value="183949"/>
Description	<input type="text"/>

## Applicant Details

### Name/Company

Title

Mrs

First name

G

Surname

Martello

Company Name

FIMA Architecture and Planning

### Address

Address line 1

Flat 4

Address line 2

30 Sutherland Avenue

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

W92HQ

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

County

Country

Postcode

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

FIMA is proposing the following changes within this application. These are listed below.

1- Changes to the front façade-street which include:

- a. The creation of a stone front portico;
- b. The removal of internal ground floor garage and parking on the hard landscape to the front of house and the proposal of a car lift to the basement area;
- c. The creation of waste space provisions in line with Policy CC5; d. The improvement of hard landscape and additional greenery.

2- Changes to the rear and north side elevations:

- a. The reconfiguration of the rear elevations previously approved in planning application ref: 2007/6360/P granted on 4 July 2008;
- b. The reconfiguration of the side elevations by the removal of the ground floor garage and the proposal of a side extension in line with the property's architectural details;
- c. The improvement of the hard landscape and garden space to the rear ground floor areas;

3- Changes to the roof:

- a. The creation of three skylights at the rear of the roof,
- b. The reconfiguration of the rear roof and removal of non-original roof details.

4- Internal Reconfiguration.

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:**

NGL795050

## 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?

9.00

square metres

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?

05/2023



When are the building works expected to be complete?

12/2023



## Explanation for Proposed Demolition Work

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

The proposal provides alterations that removes decades of past interventions to the property that were not implemented to the best standards and seeks to reinstate traditional and historic materials and details, lost through years of past owners’ modifications. The proposals consider the public realm, historical context, architectural design while implementing as much as possible Camden Council’s policies and guidelines for refurbishments within a Conservation 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)

<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> Front Facade Ground Floor - Red Brick and limestone entrance facade details. First and Second Floor - Red Tiles Rear Facade Ground, First and Second Floor - red brick building</p> <p><b>Proposed materials and finishes:</b> Front Facade Ground Floor - Red Brick and limestone entrance facade details. First and Second Floor - Red Tiles Rear Facade Ground, First and Second Floor - red brick building</p>
<p><b>Type:</b> Windows</p> <p><b>Existing materials and finishes:</b> Front Facade - white timber windows Read Facade - white timber windows</p> <p><b>Proposed materials and finishes:</b> Front Facade - white timber windows Read Facade - ground floor modern extension metal dark grey ultra slim frames and upper Levels white timber windows</p>
<p><b>Type:</b> Roof</p> <p><b>Existing materials and finishes:</b> Roof as a hole in brown tiles. Front - Gable Ends in wood white base and brown exposed beams. Rear - concrete block rendered white gables ends</p> <p><b>Proposed materials and finishes:</b> Roof as a hole in brown tiles. Front - Gable Ends in wood white base and brown exposed beams. Rear - gable ends in red brick as per the rest of the facade</p>

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

- 1- A document that provides an illustration on the Historical Context around no.2 Wadham Gardens and the surrounding area as well as our design proposal;
- 2- Supporting photographic images of the site;
- 3- Supporting drawings Existing Plans (00) 000 / 001 / 002/ 003 / 005 and Existing Elevations (00) 101 / 103 and Existing Sections (00) 201 / 204 and Proposed Plans (02) 000 / 001 / 002/ 003 / 005 and Proposed Elevations (02) 101 / 103 and Proposed Sections (02) 201 / 204 and Site Map; and,
- 4- The proposal must be read in conjunction of the already approved planning applications with reference 2007/6360/P and reference 2021/4432/P.

## 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:

3

### Total proposed (including spaces retained):

2

### Difference in spaces:

-1

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

## 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

Mrs

First Name

Giuditta

Surname

Martello

Declaration Date

30/01/2023

☒ 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

G Martello

Date

30/01/2023