

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

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.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Close"/>
Address line 1	<input type="text" value="Barnet Lane"/>
Address line 2	<input type="text" value="Totteridge"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="N20 8AP"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="524727"/>
Northing (y)	<input type="text" value="194496"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text" value="Sorsky"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Close, Barnet Lane"/>
Address line 2	<input type="text" value="Totteridge"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="N20 8AP"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Nicole"/>
Surname	<input type="text" value="Haig"/>
Company name	<input type="text" value="Dnk Design"/>
Address line 1	<input type="text" value="18 Burrard Road"/>
Address line 2	<input type="text" value="West Hampstead"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW6 1DB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

Yes No

5. Site Information

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	<input type="text" value="Unregistered"/>
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Energy Performance Certificate

5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

July

Year

2021

When are the building works expected to be complete?

Month

September

Year

2021

8. Explanation for Proposed Demolition Work

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

An existing rear dormer is being repositioned to line up with an existing internal staircase and window below to allow for a new access to the existing loft area.

9. 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):

Roof

Description of existing materials and finishes (optional):

Clay / Terracotta roof tiles

Description of proposed materials and finishes:

Clay / Terracotta roof tiles to match existing

Windows

Description of existing materials and finishes (optional):

Timber framed casement windows with leaded panes

Description of proposed materials and finishes:

Timber framed casement windows with leaded panes to match existing

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

SO01100 - Site Location Plan
SO01202 - Site Plan Proposed
SO0250 - Rear Elevation and Roof Plan - Existing
SO0251 - Rear Elevation and Roof Plan - Proposed

10. 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

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

13. 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

14. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The proposed rear dormer will replace an existing dormer at approximately the same location, with the same design and size. Whilst the dormer appears to be approximately 0.1m wider, this increase is marginal and would not create any harm. In addition, the alterations will take place to the rear and will not be visible from the street. This element is policy compliant in terms of its size and siting, therefore acceptable.

Likewise, the Residential Design Guidance refers to outbuildings. Under paragraph, 14.36, it advises that roof lights should be carefully positioned in order not to impact detrimentally or disfigure the appearance of a building, particularly where they are not a characteristic feature in the street. On front roof slopes roof lights should be of the 'conservation type' i.e. fitting flush with the roof slope and they should not dominate the roof in terms of their number. It is preferable to position them on rear roof slopes.

The number of proposed rooflights on the roof slope appear to clutter the roof and should be reduced in number. The single roof light on the side roof slope will be acceptable. However, the 4no. roof lights on the rear roof slope should be reduced to 2no. It is advised that 1no. roof light adjacent to the rear dormer and 1no. roof light on the pitched roof of the rear projection will be acceptable.

With regards to materials, the alterations to the rear dormer should match the existing dormer and should be replaced like for like. In addition, the proposed rooflight should be 'conservation type' and should be of timber and glazing.

RECOMMENDATION

As the application stands it requires further amendments for the proposal to be compliant with the relevant guidance and Local Plan Policies. Officers would recommend addressing the above points raised in the assessment prior to any formal submission.

15. 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.

Yes No

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?

16. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

Date (cannot be pre-application)