

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	121
Suffix	
Property name	
Address line 1	Alleyn Park
Address line 2	
Address line 3	
Town/city	London
Postcode	SE21 8AA
Description of site location must be completed if postcode is not known:	
Easting (x)	532922
Northing (y)	173017
Description	

The site is a detached dwelling with an existing hard surfaced drive to the front and a large lawn garden area. To the rear a terrace area extends from the house leading onto a garden laid to lawn with established trees and shrubs located towards the edges. Other residential properties of a similar nature neighbour the site.

2. Applicant Details

Title	Mr & Mrs
First name	Jatin & Alpana
Surname	Desai
Company name	
Address line 1	121, Alleyn Park
Address line 2	
Address line 3	

2. Applicant Details

Town/city	London
Country	
Postcode	SE21 8AA

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Michael
Surname	Mittelman
Company name	Mittelman Associates LLP
Address line 1	C22A Parkhall
Address line 2	40 Martell Road
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	SE21 8EN
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Rear and side kitchen extension @ Ground Floor level with associated minor reconfiguration to the internal layout.

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	SGL 208226
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5. Site Information

Energy Performance Certificate

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?

21.65

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

7. Development Dates

When are the building works expected to commence?

Month

November

Year

2021

When are the building works expected to be complete?

Month

January

Year

2022

8. Explanation for Proposed Demolition Work

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

The primary intention of the brief from the client is to create a more open-plan and spacious kitchen area, in which we maximise the view into the generous garden. The challenge to both obtaining more space and ability to view into the garden is the solid masonry wall in the south-western portion of the rear of the existing house. Our solution is to remove these walls and rebuild walls that give approximately 1500mm more room to the south and 2500mm more room to the west. It is proposed that a modest column of 150mm diameter support the glass curtain wall at the western portion of the proposed kitchen / lounge area and the overhanging wall. It is important to recognise that the area of development is not part of the original architecture and is the result of a previous extension many years ago.

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):

Walls

Description of existing materials and finishes (optional):

London-stock brick

Description of proposed materials and finishes:

London-stock brick

Roof

Description of existing materials and finishes (optional):

Slate-tiled

Description of proposed materials and finishes:

Slate-tiled with zinc flat roof

Windows

Description of existing materials and finishes (optional):

White-timber casement windows

Description of proposed materials and finishes:

Aluminium powder-coated windows

9. Materials

Doors	
Description of existing materials and finishes (optional):	White PVC french-doors
Description of proposed materials and finishes:	Aluminium powder-coated sliding doors

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

PL-03 – EXISTING VS. PROPOSED GROUND FLOOR PLAN
PL-04 – EXISTING VS. PROPOSED ROOF PLAN
PL-05 – EXISTING VS. PROPOSED FRONT ELEVATION
PL-06 – EXISTING VS. PROPOSED REAR ELEVATION
PL-07 – EXISTING VS. PROPOSED SIDE (SOUTH) ELEVATION
PL-08 – EXISTING VS. PROPOSED SIDE (NORTH) ELEVATION
PL-09 – EXISTING VS. PROPOSED SECTION A
PL-10 – EXISTING VS. PROPOSED SECTION B

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

Please provide the number of existing and proposed parking spaces.
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.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

EX-02 - SITE PLAN
PL-03 – EXISTING VS. PROPOSED GROUND FLOOR PLAN
PL-04 – EXISTING VS. PROPOSED ROOF PLAN
PL-05 – EXISTING VS. PROPOSED FRONT ELEVATION
PL-06 – EXISTING VS. PROPOSED REAR ELEVATION
PL-07 – EXISTING VS. PROPOSED SIDE (SOUTH) ELEVATION
PL-08 – EXISTING VS. PROPOSED SIDE (NORTH) ELEVATION

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?

13. Site Visit

- 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

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)