

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

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)

Description

Applicant Details

Name/Company

Title

C/O

First name

Surname

Agent

Company Name

RJHArchitecture

Address

Address line 1

34 Nassau Road

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SW13 9QE

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

Proposed Lower ground and ground floor extensions with rooflights and front, side and rear lightwells. Front Garage parapet form to be improved. Replacement of all existing windows and external doors with various new windows and doors. Replacement and new windows are to be timber, double-glazed casement and sash windows. Side and Rear Ground Floor and Lower Ground Floor window and door sets are to be double-glazed aluminum. Replacement of the main rear flat roof and the existing rear dormer with the formation of a Juliet balcony and a timber French door. Proposed alteration of the existing cornice heads to the dormer to match the No.36. Removal of x1 chimney stack externally and instatement of x2 chimney stacks with stepped brick details replicating others on Nassau Road. Roofs proposed to the rear new main roof. Removal of the existing render on the rear façade to expose/instate facing brickwork. Alterations and improvements to the frontage including the boundary wall treatments.

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:
SY117330

Energy Performance Certificate

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

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

1337-1529-2200-0144-3222

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?

180.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

Development Dates

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When are the building works expected to commence?

05/2025

When are the building works expected to be complete?

03/2026

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:

White Render (rear elevation)

Proposed materials and finishes:

Bricks and render (rear and side elevation)

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

single ply membrane

Type:

Windows

Existing materials and finishes:

Existing timber windows

Proposed materials and finishes:

Double-glazed timber in Accoya or similar casement windows (front) Double-glazed timber in Accoya or similar sash windows (rear and side)

Double Glazed aluminium windows and doors - dark bronze (rear and side at ground floor and lower ground floor)

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

2313_00-00-SITE PLAN AND LOCATION PLAN
2313-00-01-SITE PLAN AS EXISTING
2313-00-10-GROUND FLOOR PLAN AS EXISTING
2313-00-11-FIRST FLOOR PLAN AS EXISTING
2313-00-12-SECOND FLOOR PLAN AS EXISTING
2313-00-19-ROOF PLAN AS EXISTING
2313-00-21-FRONT ELEVATION AS EXISTING
2313-00-22-SIDE ELEVATION AS EXISTING
2313-00-23-REAR ELEVATION AS EXISTING
2313-00-31-SECTION A AS EXISTING

2313_02-00-SITE PLAN AS PROPOSED
2313_02-09-LOWER GROUND FLOOR PLAN AS PROPOSED
2313_02-10-GROUND FLOOR PLAN AS PROPOSED
2313_02-11-FIRST FLOOR PLAN AS PROPOSED
2313_02-12-SECOND FLOOR PLAN AS PROPOSED
2313_02-19-ROOF PLAN AS PROPOSED
2313_02-21-FRONT ELEVATION AS PROPOSED
2313_02-22-REAR ELEVATION AS PROPOSED
2313_02-23-SIDE ELEVATION AS PROPOSED
2313_02-31-SECTION A AS PROPOSED

8-2898_ FRA and SUDS Report_34 Nassau Road_P06Part-1
8-2898_ FRA and SUDS Report_34 Nassau Road_P06Part-2
8-2898_ FRA and SUDS Report_34 Nassau Road_P06Part-3
8-2898_ FRA and SUDS Report_34 Nassau Road_P06Part-4

240614-1.0-34NR-TPP-SH
240624-2.0-34NR-AIA-AN

2313_34NR-Fire statement
2313_34NR-PDAS

34 Nassau Road_Landscaping Design
34 Nassau_planningdoc_May2024

CMS_54720A

GWPR5909 Updated Basement Impact Assessment
GWPR5986 Contamination Letter Report V1.02

AB Heritage_DBA_34 Nassau Rd, SW13_Final Feb 2024

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

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

Please refer to 'Treework' enclosed documents for further information

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/P0298/PREAPP

Date (must be pre-application submission)

17/01/2024

Details of the pre-application advice received

Please refer to the pre-application advice report for further information

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

Richard

Surname

Hastings

Declaration Date

18/07/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Richard Hastings

Date

19/07/2024