

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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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="12"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="New End"/> |
| 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 1JA"/> |

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

| | |
|-------------------------------------|-------------------------------------|
| Easting (x) | Northing (y) |
| <input type="text" value="526492"/> | <input type="text" value="185985"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Gary

Surname

Butler

Company Name

Butler Hegarty Architects

Address

Address line 1

Unit 3.2 Islington Studios

Address line 2

159-163 Marlborough Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N19 4NF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Rear closet extension with basement alterations and garden room outbuilding.

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:

NGL656615

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

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What is the Gross Internal Area to be added to the development?

| | |
|-------|---------------|
| 14.00 | square metres |
|-------|---------------|

Number of additional bedrooms proposed

| |
|---|
| 0 |
|---|

Number of additional bathrooms proposed

| |
|---|
| 0 |
|---|

Development Dates

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When are the building works expected to commence?

| | |
|---------|---|
| 01/2024 |  |
|---------|---|

When are the building works expected to be complete?

| | |
|---------|---|
| 06/2024 |  |
|---------|---|

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

| | |
|--------|--------------|
| 870.00 | Cubic metres |
|--------|--------------|

What is the volume of the part to be demolished?

| | |
|------|--------------|
| 1.00 | Cubic metres |
|------|--------------|

What was the date (approximately) of the erection of the part to be removed?

Month

| |
|---------|
| January |
|---------|

Year

| |
|------|
| 1725 |
|------|

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

| |
|---|
| Proposed works include the removal of 1cubic metre of original external brickwork on the rear elevation. (Please refer to attached drawings: Su01A, Su02A and Sk20) |
|---|

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

| |
|--|
| Necessary to demolish small areas of 18th Century historic fabric and 20th Century alterations to facilitate the proposals described in both the attached Heritage Statement and the Design and Access Statement together with the submitted drawings. |
|--|

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the attached Heritage Statement/Design and Access Statement document together with the drawings listed in Appendix A (see also below) identifying the location together with the description of extent and character of the items to be removed and the proposed replacement works.

Proposed items to be removed drawing references: Su00, Su01A, Su02A, Su08, Su09, Su10, Su11, Su12 and Su13.

Proposed replacement works drawings references: Sk04, Sk08, Sk15A, Sk17A, Sk18, Sk19, Sk20, Sk22, Sk27, Sk28, Sk29, Sk30, Sk31 and Sk32

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Main house: 18th Century brickwork together with 19 & 20th Century brickwork, concrete block work. 20th Century Portland cement render with masonry paint finish. Outbuilding: n/a

Proposed materials and finishes:

Main house: Where required existing 18th Century brickwork will be used to make good around altered door openings. New lime render finish applied externally with lime wash finish. Proposed closet extension faced externally in brickwork to match existing rear elevation with internal insulated timber frame structure finished in gypsum plasterboard and skim. Outbuilding: Horizontal Larch weatherboard cladding to insulated timber frame with timber t&g boarding internally.

Type:

Ceilings

Existing materials and finishes:

Gypsum plaster board, skim and paint finish throughout lower ground floor (basement).

Proposed materials and finishes:

Main house: Lime plaster on lath and paint finish throughout lower ground floor (basement). Gypsum plasterboard and skim finish to proposed closet extension. Outbuilding: Timber t&g boarding.

Type:

Roof covering

Existing materials and finishes:

Not applicable on main house or garden room.

Proposed materials and finishes:

Lead roof to main house closet extension around double glazed roof light. Larch shingles to proposed garden room outbuilding.

Type:

Floors

Existing materials and finishes:

Main house: 20th century sealed floor construction comprising large format ceramic tiles on sand cement screed with electric UFH system throughout lower ground floor with structural build up below not uncovered at time of application. Outbuilding: n/a

Proposed materials and finishes:

Main house: New breathable floor construction proposed throughout lower ground floor comprising new natural stone tile floor finish on lime screed /slab incorporating wet UFH heating pipes attached to grid with 30 mm cork board edge surround on layer of geotextile membrane on compacted foam glass bead on layer of geotextile membrane on levelled and compacted ground. Proposed closet extension to comprise timber t&g floor boards to insulated timber floating floor structure. Outbuilding: Timber t&g floor boards to insulated timber floating floor structure.

Type:

Windows

Existing materials and finishes:

Main house: Painted 20th century repayment timber sash windows. Outbuilding: n/a Closet extension: n/a

Proposed materials and finishes:

Main house: Painted h/w doors with top half double glazed with Portland stone threshold. Outbuilding: PPC Aluminium double glazed units. Closet extension: Painted h/w window to match existing ground floor half landing window with Portland stone threshold.

Type:

External doors

Existing materials and finishes:

Main house: 20th Century replacement timber doors Outbuilding: n/a Closet extension: n/a

Proposed materials and finishes:

Main house: Painted h/w doors with top half double glazed with Portland stone threshold. Outbuilding: Larch weatherboard louver screen external security doors Closet extension: n/a

Type:

Internal walls

Existing materials and finishes:

Main house: 18th Century brickwork with lime plaster finish & 20th Century stud work with gypsum plasterboard and skim finish. Closet extension: n/a Outbuilding: n/a

Proposed materials and finishes:

Main house: Like for like repairs to 18th Century brickwork with lime plaster finish & and where applicable limited new partitions to comprise timber stud-work with plasterboard and skim finish Closet extension: n/a Outbuilding: n/a

Type:

Internal doors

Existing materials and finishes:

Mainhouse: 20th replacement Century four timber panel door. Closet extension: n/a Outbuilding: n/a

Proposed materials and finishes:

Main house: Repairs to 20th century doors where applicable. Single new door to new lower ground front lobby to be full height timber jib door. Closet extension: Internal door to toilet to be timber blank panel with existing ground floor half-landing paneling applied to form Jib door. (refer to Sk18 & Sk19) Outbuilding: n/a

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

Please refer to the attached Heritage Statement/Design and Access Statement document together with the drawings listed below:

Sk04, Sk08, Sk15A, Sk17A, Sk18, Sk19, Sk20, Sk22, Sk27, Sk28, Sk29, Sk30, Sk31 and Sk32

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](#).

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

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 attached drawing Su11_Existing Rear Garden Plan confirming the location of the existing Olive tree.

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

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

2021/1591/PRE

08/06/2021

Details of the pre-application advice received

Please refer to pre-application advice from Nick Baxter (Camden Council Senior Conservation Officer) on proposals submitted by Crawford Architects on 1 April 2021 on behalf of the applicants Mr. Paul Casey and Ms Fiona Callaghan.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Gary

Surname

Butler

Declaration Date

15/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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

Gary Butler

Date

16/02/2023