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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; 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="55"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Sidmouth Street"/>
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="WC1H 8JX"/>

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

Easting (x)	Northing (y)
<input type="text" value="530467"/>	<input type="text" value="182537"/>

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The conversion to a 6 bed HMO.

5.1. On the lower ground floor, the current storage room will also be converted into a walk-in wardrobe.

5.2. On the ground floor, the folding doors will be sealed shut and an acoustic plaster board put in, as shown in the drawings included, to separate the front reception rooms into bedroom 2 and 3. The framework will still be visible in both bedrooms and all the joinery visible in bedroom three, while still giving tenants living there, acoustic privacy. The modern fireplace will also be removed, and the opening reinstated as suggested in the preplanning advice to maintain an indication of the historic feature while also removing functionality within the bedroom. The Private housing sector also recommended that we install a new fire door to the kitchen/diner for fire safety. This would be in the new extension and will be the same design as the other doors in the house to maintain the continuity of historical features throughout the property.

5.3. On the first floor, the current bathroom will have a refurbishment to add in a shower/bath to make it more suitable to be used by four people. There is also a floorboard in the larger bedroom that needs replacing as it's been broken. There is also a mezzanine in the rear bedroom which was flagged by historical England. At the time of construction 2009, it was verbally advised that we wouldn't need listed building consent as we were told the mezzanine doesn't harm/ take away from any of the listed parts of the building and doesn't disrupt the configuration as it is off the ground. This was the advice given to us in 2009; if we wanted to do it now and the advice would be different, we wouldn't construct it. We only acted on the professional advice given to us at the time. Based on these grounds, this is an appeal to keep the mezzanine.

5.4. On the second floor, a small one-person kitchen will be put in which will use a 2 hob induction stove. Its location means that the waste pipe can be fed above the floorboards to the bathroom to connect with the waste pipes there, so no floorboards need taking up and only a 10cm diameter hole will need to be made where there are already pipes going through the floorboards. We will use a charcoal filter vent so no obstructions to the historical external fabric needs to be made. A chipboard protective layer will be applied to the floorboards in the bathroom where tiles are proposed so that they aren't damaged to preserve the historic fabric.

5.5. Sheep wool insulation slabs will be used as roof insulation as recommended in the pre planning advice.

5.6. All the bedroom doors will be retained but upgraded to make them fire safe. Exactly what this will include needs to be specified by a fire door expert. An automatic fire detection system will also be fitted throughout the house, in private and communal areas as well as carbon monoxide detection and a multipurpose heat sensor in new and existing kitchens.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Site information

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:

NGL236003

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)

0320-2261-8260-2897-6701

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?

0.00

square metres

Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

0

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?

10/2023



When are the building works expected to be complete?

12/2023



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

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).

1. Adding one layer of acoustic plasterboard between bedroom 2 and 3, retaining the doors and all woodwork.
2. The modern fireplace will also be removed, and the opening reinstated as suggested in the preplanning advice to maintain an indication of the historic feature while also removing functionality within the bedroom.
3. Upgrading the existing timber doors to be fire resistant.
4. Adding a new fire door in the style of the others to the kitchen in the extension.
5. A small 2 person kitchen on the top floor put in. The location and size means that the waste pipe can be fed above the floorboards to the bathroom to connect with the waste pipes there, so no floorboards need taking up and only a 10cm diameter hole will need to be made where there are already pipes going through the floorboards. We will use a charcoal filter vent so no obstructions to the historical external fabric needs to be made.
6. The bathroom on the top floor will be refurbished. A chipboard protective layer will be applied to the floorboards in the bathroom where tiles are proposed so that they aren't damaged to preserve the historic fabric.
7. Sheep wool insulation slabs will be used as roof insulation as recommended in the pre planning advice.

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:

Other

Other (please specify):

roof insulation

Existing materials and finishes:

none

Proposed materials and finishes:

sheeps wool

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

All is labeled and described in the submitted documents. Please refer to those for all the details.

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

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.

It is next to st George's gardens which is full of old trees. None of these trees are in danger of falling at this time or as a result of the application.

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

2023/2111/PRE

Date (must be pre-application submission)

25/05/2023

Details of the pre-application advice received

Conclusion:

The proposed change of use may be considered acceptable subject to further clarification and approval from the HMO licensing team and securing it as low-cost housing. In principle, the alterations associated with the proposed change of use to an HMO as detailed on the provided pre-application documents do not appear to pose substantial harm to the property. However, concerns have been raised for the introduction of double glazing and it would be encouraged though that more of a preserve and enhance approach is adopted that did not include obscuring historic fabric and features.

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

55 sidmouth street

Number:

55

Suffix:

Address line 1:

55 sidmouth street

Address Line 2:

Town/City:

London

Postcode:

WC1H 8JX

Date notice served (DD/MM/YYYY):

01/08/2023

Person Role

- ☒ The Applicant
☐ The Agent

Title

Ms

First Name

Hannah

Surname

Colquhoun Roniger

Declaration Date

01/08/2023

☒ Declaration made

Declaration

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

Hannah Colquhoun Roniger

Date

05/09/2023