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Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

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

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

Mr.

First name

Antonio

Surname

Garcia

Company Name

Matthew Clark Bibendum Ltd.

### Address

Address line 1

109a Regents Park Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW1 8UR

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 proposals to alter, extend or demolish the listed building(s)

Stage 1: High elevation skylights x 19

1. Introduction:

This report outlines the proposed replacement of 19 x PVC Velux skylight windows, flashings and solar powered blinds in the main office area of Bibendum Wine located at 109a Regent's Park Rd, London NW1 8UR. The installation will stop all existing leaks, enhance natural light, ventilation, and overall aesthetic appeal. The report covers the scope, benefits, potential challenges, and estimated timeline of the project.

2. Project Scope:

The project involves the replacement of 19 x Velux skylight windows, flashing kits and solar powered blinds in the main office area of the building. The velux windows will be replaced with 16 x White PVC UK08s and 3 x White PVC UK04s windows with flashing kits for slate and solar powered blinds. The new windows have 10% more visible glass and will maximise natural light distribution and provide more efficient ventilation, the new windows are also up to 40% more thermally efficient than the current old windows. The skylights will be installed in accordance with the relevant building regulations and safety procedures. Due to the height of the windows (10-15ft high), movable fiberglass scaffolding towers will be used as working platforms.

3. Project Timeline:

The current lead time on Velux windows and flashings is around 1 week. The lead times for velux solar blackout blinds is 2 weeks and for solar dim out blinds is 4 weeks. We will be looking to start works in 3 - 5 weeks upon approval from the project board.

Due to the busy nature of the office and for health and safety reasons, the work will be carried out at the weekend between the hours of 8am and 5pm when no staff are present.

We aim to complete the work over 2 weekends and will leave a 3rd weekend free in case we need extra time to complete the project, this is weather dependent as we will be unable to work in heavy rain and will delay the project.

4. Conclusion:

The proposed installation of 19 x replacement Velux skylight windows at Bibendum, 109a Regent's Park Rd, London NW1 8UR, presents a promising opportunity to enhance the main office area. Increased natural light, improved ventilation, energy efficiency, and aesthetic appeal are among the key benefits of this project. The execution will concentrate on the windows above the desks on the first weekend of the installation to achieve minimum disruption for the company. Any broken slates around the windows will be replaced upon fitting as well as any that could be causing leaks along the roof. The chosen supplier: "Springfield Developments", is covered by £10 million public liability insurance.

Has the development or work already been started without consent?

- Yes  
 No

## 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

## Demolition of Listed Building

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

- Yes  
 No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

## Immunity from Listing

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

- Yes  
 No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes  
 No

## 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:**

Windows

**Existing materials and finishes:**

Velux GGL-8 timber frame, grey painted x 19 (roof windows)

**Proposed materials and finishes:**

Velux GGL-8 PVC Frame, white x 19 (roof windows)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

## Neighbour and Community Consultation

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Have you consulted your neighbours or the local community about the 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

## 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

If yes, please provide details of their name, role, and how they are related:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates

Certificates under 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

If No, can you give appropriate notice to all the other owners?

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

**Name of Owner:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Suite

**Number:**

1

**Suffix:**

**Address line 1:**

Suite 1, 3rd Floor 11-12 St. James's Square

**Address Line 2:**

**Town/City:**

London

**Postcode:**

SW1Y 4LB

**Date notice served (DD/MM/YYYY):**

25/10/2023

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr.

First Name

Antonio

Surname

Garcia

Declaration Date

01/11/2023

Declaration made



## Declaration

I/We hereby apply for 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

Antonio Garcia

Date

01/11/2023