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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

Mrs

First name

Eleni

Surname

Karnoupaki

Company Name

Address

Address line 1

Regency Lodge, Flat 49 Adelaide Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

UK

Postcode

NW3 5ED

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)

The proposal refers to small scale internal alterations to Flat 49 Adelaide Road, Regency Lodge, Camden, NW3 5ED. There won't be any major changes to architectural features. Architectural plans of how the flat was originally planned were not available. There was only an old sketch available which was really vague and has differences from the existing situation/floor plan, which is attached in the supporting documents for your reference. Overall, if we were to take into account this sketch as closer to the original situation, the proposal tried to move towards this direction. Main suggested works include the reinstatement of bathroom 1 by separating it from room 2 and transfer of its entrance to corridor 1, the change of door position of bathroom 2, kitchen's & room's 1 as per submitted plans. Suggested changes are shown on plans A-02 to A-07. More specifically, the proposed works include:

- Replacement of existing sanitary ware and tiles in the two bathrooms and WC. The position and size of bathrooms and WC will remain the same
- Replacement of existing carpet and flooring (photo 18)
- Replacement of existing kitchen cabinets and appliances
- Removal of small parts of partition walls, as shown on plans A-02, A-04, A-05 and supporting photos. These have mainly to do with the transfer of room doors as described in accompanied plans. By these proposed changes, bathroom 1 will be accessed from corridor 1, bathroom 2 will be en-suite to room 1, kitchen will be accessed from the hall
- Replacement of existing skirting (photos 13, 14)
- Replacement of existing lighting fixtures (photo 17)
- Replacement of existing radiators with new ones (photo 19)
- Replacement of flat doors (photos 20, 21) at the same position and size (front door/kitchen door)
- Walls and ceiling painting

The proposed alterations target to make the existing space more efficient to its owners' needs. By the proposed change of the position of the kitchen door along with the transfer of room's 1 and bathroom's 2 door, we manage to accomplish better use of space. Room 1 will become en-suite and will have more clear space available within the room. The transfer of the kitchen's door will allow more clear space in the kitchen and better space/appliances arrangement as per owner needs. The proposed creation of closet space accessed from corridor 1, will increase the available storage space of the flat, without compromising the available room left in the adjacent room. The width of the corridor won't be affected. The reinstatement of bathroom's 1 access from the corridor instead of being en-suite to room 2, will better support the owners' needs as this will be the main/ bigger bathroom available. The renovation of materials and fittings will upgrade the quality of living without affecting any structural elements. The new A+ rated appliances will increase energy efficiency. The new proposed radiators will contribute to energy efficiency and will ensure a better indoor climate.

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

If Yes, please describe and include the planning application reference number(s), if known

From the list of Camden council applications connected to this site, dating back to 01/01/2010, the following applications were found (also included from current list of applications, the ones where a decision hasn't been made and is connected to this site):

1. Application 2022/3567/L (Listed Building consent), Flat 52 Adelaide Road, Regency Lodge, London Camden NW3 5ED
2. Application 2022/2827/P (Full Planning Permission), Flat 52 Adelaide Road, Regency Lodge, London Camden NW3 5ED/
3. Application 2021/2504/P (Full planning permission), 51 Regency Lodge Adelaide Road London NW3 5ED
4. Application 2021/3219/L (Listed Building Consent), Flat 51 Regency Lodge Adelaide Road London NW3 5ED
5. Application 2022/3213/L (Listed Building Consent), Flat 58 Adelaide Road London Camden NW3 5ED
6. 2023/2868/P (Full planning application), Flat 36 Adelaide Road, Regency Lodge, London Camden NW3 5ED
7. 2023/3278/L (Listed Building consent), Flat 36 Adelaide Road, Regency Lodge, London Camden NW3 5ED

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

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).

Existing plans (floor plan, section/internal elevations, demolitions floor plan) are included in the application as well as proposed plans (proposed floor plan, proposed section/internal elevations, new additions floor plan). Cross-reference of photos showing the proposed works in relation to existing situation are submitted with this application in the supporting documents.

Proposal of replacement: Most existing internal materials are from the 80s approximately (they are not the original ones and are now old and of low quality). As a result, it is proposed to replace them with new suitable ones, so as to upgrade the quality of space/living, the energy efficiency of the property and the wellbeing of its owners.

More specifically, It is proposed to replace the existing flooring of the flat, the tiles and sanitary ware of the two bathrooms/WC, the appliances and cabinets of the kitchen, the light fixtures. The above replacements will upgrade the energy-efficiency of the property, increase the comfort and reduce the energy use, without interfering to structural elements or the external limits of the flat. Additionally, it is proposed to transfer the door of certain rooms (as described previously and in the attached plans) to allow better use of internal space for the owners.

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:

Floors

Existing materials and finishes:

Existing floor material in bathrooms (1&2), WC and the kitchen is tiles. We are not aware of what was the original floor for the rest of the flat. At the moment, as shown on picture 18, there are short wood boards on cement, covered with an old, low-quality carpet, probably from the 80s.

Proposed materials and finishes:

It is proposed to change the existing floor in the bathrooms (1&2), the WC and the kitchen floor with new tiles. Replace the rest of the flat's floor with oak flooring and suitable natural rubber underlay with exceptional sound reduction and moisture protection. Except from the bathrooms, WC and the kitchen, for the rest of the flat the use of rugs is proposed.

Type:

Other

Other (please specify):

Skirting

Existing materials and finishes:

Existing skirting's material is wood, 10 cm high, painted white.

Proposed materials and finishes:

It is proposed to replace the existing skirting with new wood skirting board, same tone as the selected wooden floor, height around the same to match the existing.

Type:

Ceilings

Existing materials and finishes:

Existing concrete ceiling is painted. There is false ceiling only in corridor 1.

Proposed materials and finishes:

It is proposed to paint the ceilings of the flat with eco-friendly water-based paint.

Type:

Internal walls

Existing materials and finishes:

We are not aware of the original material of the existing internal walls. Some wall partitions which were checked are made of drywall system.

Proposed materials and finishes:

The proposal, as described above, includes the transfer of four internal doors and the removal of a certain wall so as to create closet space in corridor 1 (accompanied plans show this proposed change). As a result, previous positions of doors will need to be closed, using stud wall system (frame of timber, 2+2 plasterboards with insulation), and will be painted using eco-friendly water-based paint. For the internal walls of the bathrooms and WC, covering with new tiles is proposed. For the splash-back of the kitchen new tiles are proposed.

Type:

Lighting

Existing materials and finishes:

Existing lighting fixtures include ceiling spots and ceiling (flush mounted) lights.

Proposed materials and finishes:

It is proposed to replace existing lighting fixtures with new ones – as required - consuming less energy, covering all space areas as needed.

Type:

Other

Other (please specify):

Sanitary ware

Existing materials and finishes:

Existing sanitary ware are made of porcelain, quite old, probably from the 80s.

Proposed materials and finishes:

Proposed fittings include low-consumption toilets for both bathrooms and WC, water saving taps, new porcelain sanitary ware.

Type:

Other

Other (please specify):

Radiators

Existing materials and finishes:

Indicative photo of existing column radiator is included in supporting documents (photo 19).

Proposed materials and finishes:

It is proposed to replace existing radiators with new, eco-friendly ones, with technology for extra high output at low water temperature, safe-to-touch casing at all times, consuming less energy.

Type:

Other

Other (please specify):

Front door

Existing materials and finishes:

Front door and kitchen external door are shown on pictures 20, 21.

Proposed materials and finishes:

It is proposed to replace existing front door with new door fully fire rated, conformed to the appropriate fire standard and in keeping with the rest of the building.

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

The following plans accompany this application: A-01: Block plan, A-02: Floor plan-existing, A-03: Sections/internal elevations – existing (AA and BB), A-04: Floor plan – demolitions, A-05: Floor plan – proposal, A-06: Sections/internal elevations- proposal (CC, DD and EE), A-07: Floor plan – additions. Additionally, supporting document with photos showing the proposed works is submitted. Exception of design and access statement is included.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

The owners have informed the porter and provided Notice 1 at their immediate neighbors regarding the proposal (the neighbor living at the adjacent flat is in favor of the proposal). Additionally, Notice 2 was published in a local newspaper (at the Camden New Journal). A copy of the newspaper notice, Notice 1 and Notice 2 signed are included in the supporting documents.

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

01764

Date (must be pre-application submission)

24/09/2023

Details of the pre-application advice received

The agent had a telephone call with Mrs Christina, duty planner at the council-planning department. The duty planner was provided with details of the property and what the proposed works would include, and she advised that a listed building consent would be needed.

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

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

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- Yes
- No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Owners tried to find them, but they were unable to reach them.

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.

Name of Owner:

***** REDACTED *****

House name:

Flat 51

Number:

Suffix:

Address line 1:

Adelaide Road

Address Line 2:

Regency Lodge

Town/City:

Camden, London

Postcode:

NW3 5ED

Date notice served (DD/MM/YYYY):

25/10/2023

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 50

Number:

Suffix:

Address line 1:

Adelaide Road

Address Line 2:

Regency Lodge

Town/City:

Camden, London

Postcode:

NW3 5ED

Date notice served (DD/MM/YYYY):

25/10/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Camden New Journal

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

08/11/2023

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Eleni

Surname

Karnoupaki

Declaration Date

05/11/2023

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

Evangelia Chrysikou

Date

09/11/2023