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Development Management
Camden Town Hall Extension
Argyle Street
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Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name	28 Chalcot Square Full Plans and Listed Building Application
Reference	PP-12589241
Version Number	2
Submission Date	Thursday, December 14, 2023

Amendments to the Application Form

Description of the Proposal - Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Previous Answers:

Conversion of 2x flats into single family dwellinghouse. Erection of single storey lower ground floor rear extension. Replacement of front and rear external staircases at ground & lower ground. Replacement rear ground floor door and replacement fenestration within front lightwell at lower ground. Replacement of 2x single glazed rear windows at 3rd floor with secondary glazing addition. Replacement of 1 existing rear rooflight and installation of 2 additional rooflights. Recovering of the main roof in welsh slate, including reuse of existing slate where undamaged; Recovering of parapet gutters with new asphalt finish. Repairs to lead covered roof. Replacement of quarry tiled entrance steps with whole stone finish as per similar adjacent. Replacement of UPVC rainwater goods with cast metal. Internal alterations.

In 1970, permission was granted to form two properties from this original one dwelling house. A flat was formed on the lower ground floor, though never separately sold. The new current owner wishes to reconnect the lower ground with the ground floor to re-form a single dwelling, though they plan to house two families, with a person with visual impairments residing on the lower ground floor, and a separate family residing on the floors above, they will connect to the ground floor for communal meals etc. and make minor alteration changes internally, predominantly on the lower ground floor.

The property has not had any improvements since the 1990's. Externally, full repair and redecoration is required and planned using like for like paint colours and materials, including roof recovering with natural slate (using existing where undamaged).

To the Rear: Top floor addition of a second velux window and replacement of the existing; Addition of a new window opening to provide natural light over the staircase at 3rd floor level, left (when facing the rear externally); Replacement of the existing external metal staircase between ground & lower ground due to condition and to provide improved slip resistance; Small extension to lower ground level with single pitched, slate roof, incorporating new side light and entrance door.

To the front: Replacement floor tiles to the main entrance floor/landing and steps; Replacement of the existing external metal staircase between ground and lower ground due to condition and to provide improved slip resistance; Reinstatement of the original entrance door location at lower ground floor level with new window in the existing door location. Replacement of quarry tiling to the entrance steps with whole stone sections. Replacement of existing UPVC rainwater goods for cast metal versions.

Updated Answers:

Conversion of 2x flats into single family dwellinghouse. Erection of single storey lower ground floor rear extension. Replacement of front and rear external staircases at ground & lower ground. Replacement rear ground floor door and replacement fenestration within front lightwell at lower ground. Replacement of 2x single glazed rear windows at 3rd floor with secondary glazing addition. Replacement of 1 existing rear rooflight and installation of 2 additional rooflights. Recovering of the main roof in welsh slate, including reuse of existing slate where undamaged; Recovering of parapet gutters with new asphalt finish. Repairs to lead covered roof. Replacement of quarry tiled entrance steps with whole stone finish as per similar adjacent. Replacement of UPVC rainwater goods with cast metal. Internal alterations.

In 1970, permission was granted to form two properties from this original one dwelling house. A flat was formed on the lower ground floor, though never separately sold. The new current owner wishes to reconnect the lower ground with the ground floor to re-form a single dwelling, though they plan to house two families, with a person with visual impairments residing on the lower ground floor, and a separate family residing on the floors above, they will connect to the ground floor for communal meals etc. and make minor alteration changes internally, predominantly on the lower ground floor.

The property has not had any improvements since the 1990's. Externally, full repair and redecoration is required and planned using like for like paint colours and materials, including roof recovering with natural slate (using existing where undamaged).

Rear: Top floor addition of a second velux window and replacement of the existing; Addition of a new window opening to provide natural light over the staircase at 3rd floor level, left (when facing the rear externally); Replacement of the existing external metal staircase between ground & lower ground due to condition and to provide improved slip resistance; Small extension to lower ground level with single pitched, slate roof, incorporating new side light and entrance door.

Front: Replacement floor tiles to the main entrance floor/landing and steps; Replacement of the existing external metal staircase between ground and lower ground due to condition and to provide improved slip resistance; Reinstatement of the original entrance door location at lower ground floor level with new window in the existing door location. Replacement of quarry tiling to the entrance steps with whole stone sections. Replacement of existing UPVC rainwater goods for cast metal versions.

To amend: rear 1990's extension party wall not tied into the original structure. Structural Engineer recommends wall ties to stabilise. Same extension coping breaking up causing water ingress to rear 1st floor. Intend to lift coping, add dpm & replace coping or re-bed if condition allows. Joist/board decay noted 3rd flr bathroom, splice repairs

Materials - Existing materials and finishes

Previous Answers:

Rear masonry, front render, likely lime render, painted

Updated Answers:

Rear masonry, front render, likely lime render, painted.

****Amend: Rear extension concrete coping stones atop walls.****

Materials - Proposed materials and finishes

Previous Answers:

Rear masonry to be colour matched; front render repaired with like for like render, paint finish to be colour matched.

Updated Answers:

Rear masonry to be colour matched; front render repaired with like for like render, paint finish to be colour matched.

****Amend: Rear party wall to 1990's extension noted to not be tied into the main structure. Engineer recommends wall ties be added.**

Coping stones spalling and allowing rain water into 1st floor rear room. Will lift stones, add dpm and replace if cannot re-use***

Materials - Existing materials and finishes

Previous Answers:

Lath and lime plaster and plaster board

Updated Answers:

****Amend: Lath and lime plaster, plaster board and render to rear extension 1st floor ceiling****

Materials - Proposed materials and finishes

Previous Answers:

Repair or replacement with like for like materials where change proposed.

Updated Answers:

Amend: Repair or replacement with like for like materials where change proposed, or where defects noted

Materials - Proposed materials and finishes

Previous Answers:

Ground floors and above - original timber boards to be retained. Carpet, tile and timber boarding additional finishes proposed.
Lower ground floor - solid concrete and screed finish to be retained with carpet or tile finish. Potentially damp proofing/tanking to be added if damp identified

Updated Answers:

Ground floors and above - original timber boards to be retained. Carpet, tile and timber boarding additional finishes proposed.
Lower ground floor - solid concrete and screed finish to be retained with carpet or tile finish. Potentially damp proofing/tanking to be added if damp identified.

Amend: Joist and floor board decay noted 3rd floor bathroom. Splice repair to joist, replacement of boards where found to be in poor condition.

Declaration - Declaration Date

Previous Answers:

21/11/2023

Updated Answers:

14/12/2023

Declaration - Amendments Summary

Previous Answers:

Updated Answers:

As raised with Mr McKinstry, opening up has exposed:

Damp to rear extension 1st floor 'office' - coping above spalling. Suggest lift, add dpm and replace with like for like if condition poor;

Rear extension party wall not tied into main structure - Engineer recommends wall ties;

Leak from 3rd floor bathroom WC pan shows decayed joist and floor boards. Decayed joist also cut to allow fitting of soil stack.

Splice repair to joist, replace boards - amendments highlighted in the application and photos provided.

Amendments to the Fee Calculation

Fee Schedule - Fee 002 | 003 | 004: Per dwellinghouse over 10 (England only)

Updated Answers:

624

Fee Schedule - Fee 005: Building floor space per 75 square metres to 1000 (England only)

Updated Answers:

578

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 base fee (England only)

Updated Answers:

578

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 (England only)

Updated Answers:

578

Fee Schedule - Fee 007: Glasshouse floor space over 1000 square metres (England only)

Updated Answers:

3483

Fee Schedule - Fee 008: Plant or machinery area per unit to 1 hectare (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 0.5 hectares inc new dwelling (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares inc new dwelling (England only)

Updated Answers:

624

Fee Schedule - Fee 013: Site area per unit to 1 hectares (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares (England only)

Updated Answers:

624

Fee Schedule - Fee 202: Each Dwelling (under 10) (England only)

Updated Answers:

418

Concessions - Is this an amendment to an application originally submitted before 6 December 2023? Please note that once submitted, the local authority will inform you if any additional fee is due.

Updated Answers:

False

Calculation - Fee for previous version

Previous Answers:

0

Updated Answers:

206

Calculation - Amendment version cap

Updated Answers:

None

Calculation - Subtotal

Previous Answers:

206

Updated Answers:

0

Calculation - Service Charge

Previous Answers:

64

Updated Answers:

0

Calculation - Total

Previous Answers:

270

Updated Answers:

0

Calculation - Total:

Previous Answers:

270

Updated Answers:

0

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

Document Name	Other relevant information
Document Description	Moisture noted to the rear extension roof deck
Submission Date	Thursday, December 14, 2023
File Name	3 Timber deck moisture.jpg
Submission Method	Uploaded to storage
File Type	image/jpeg
File Size (bytes)	3798710

Document Name	Other relevant information
Document Description	Photo of decayed joist and boards 3rd floor bathroom
Submission Date	Thursday, December 14, 2023
File Name	1 Decay boards joist 3rd fl bathroom.jpg
Submission Method	Uploaded to storage
File Type	image/jpeg
File Size (bytes)	2851360

Document Name	Other relevant information
Document Description	Rear extension party wall not tied into main structure
Submission Date	Thursday, December 14, 2023
File Name	2 Lack of tothing in to junct.jpg
Submission Method	Uploaded to storage
File Type	image/jpeg
File Size (bytes)	3536054

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

No supporting documents deleted