

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

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

188 Flat 1

Address Line 1

North Gower Street

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW1 2NB

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

Easting (x)

529332

Northing (y)

182524

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

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 property has historically been unlawfully altered by a previous tenant via infilling a modern opening in the spine wall between the front and rear room at ground floor level. The building owner wishes to regularise these alterations.

As such, a retrospective Listed Building Consent application is required, including a supporting Heritage Statement.

This application therefore seeks consent for the following works:

“Listed Building Consent for retrospective internal works, namely the infilling of a modern opening in the spine wall between the front and rear room at ground floor level of flat 1 no. 188 North Gower Street.”

Has the development or work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/01/2020

Has the development or work already been completed without consent?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

31/01/2020

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

The planning history for the site is limited, with the only application of note being application ref. no: 2012/4465/L for works to nos. 184 to 188 North Gower Street which was approved on 25 September 2012. The works comprised the 'Repair, alteration and cleaning of exterior of building, including the replacement of waterproof membrane to balconies, installation of draught strips to existing sash windows, and installation of a damp proof membrane to front lower ground level and rear courtyard area' and enhanced the appearance of the street facades of the terrace.

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).

This application seeks to regularise works that have been undertaken by previous tenants without the knowledge of the freeholder. The works are believed to have occurred sometime between 2014 and 2020. The works involve the infilling of a modern opening in the spine wall between the front and rear room at ground floor level of flat 1 at no. 188. The works to no.188 has involved the infilling of the opening retaining the modern architrave surround.

As noted within the Heritage Statement, it is unfortunate these works have been undertaken without the benefit of listed building consent, but they are considered to be minor in nature and not to have harmed the significance of the listed buildings. It is reasonable to assume that no historic fabric has been lost given the work simply involved the infilling of an opening in the respective spine wall.

It is believed these openings were a later alteration to the houses which typically would have had separate rooms to the front and rear. The modern frame and proportions of the opening at no. 188 remains visible.

The principal significance of this terrace lies in the street elevations and in it forming part of a wider sequence of Georgian terraced houses locally. The individual properties are no longer in use as town houses and whilst the interiors are also of significance, they have undergone successive phases of changes having been converted into flats.

This application seeks to regularise the situation as it is considered that listed building consent would have been granted for the works had applications been made. The need for further interventions to the listed buildings to rectify these works would not benefit the listed buildings, and the current arrangement enhances the accommodation within each flat.

In conclusion, the works are considered to have had regard to the special architectural and historic interest of these altered listed buildings as found today and to comply with the requirements of the Act. They are in line with the guidance set out in NPPG, national PPG and local policies and guidance. Please refer to the submitted documents and plans for full details.

Please refer to the submitted documents and plans for full details.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Neighbour and Community Consultation

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

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

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 (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 the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Senan

Surname

Seaton Kelly

Declaration Date

13/12/2023

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

Senan Seaton Kelly

Date

03/01/2024