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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, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning 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="50"/>
Suffix	<input type="text" value="C"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Red Lion 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="WC1R 4PF"/>

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

Easting (x)	Northing (y)
<input type="text" value="530689"/>	<input type="text" value="181769"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

First name

Patricia

Surname

Lennox Boyd

Company Name

Address

Address line 1

40A Granville Square

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

WC1X 9PD

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The mews house has fallen into decay and urgent like-for-like repair work and demolitions to reveal the structure beneath has begun to prevent it disintegrating further. To make it habitable as a family home there is a need to improve energy efficiency, to provide a hallway and two new bedrooms on the ground floor, new stairs and other minor internal modifications to meet building regulations. These include:

2.1.1 Removal of broken fire escape stair and infill of door into first floor at top of steps.

2.1.2 Minor change to the position of front door.

2.1.3 New front door and new double glazing throughout. Joinery to match existing single glazing on first and second floors and with slight modifications at ground floor to account for new internal partition walls between bedrooms and hallway.

2.1.4 New double glazed windows to rear wall within existing openings at ground floor. New frames with small opening sections for cross ventilation. New double glazed semi-circular windows to rear wall within existing openings at first floor. One of these to be opening.

2.15 New area of flat roof to the rear of the main building, to provide adequate head height in the master bedroom, hidden from view by existing wall and front roof. It will replace and resolve the disorganised layout of the existing series of flat roofs above the stair as well as an additional portion which is currently pitched roof over the mezzanine.

Has the 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)

Has the work already been completed without consent?

☐ Yes

☒ No

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: NGL648323
Title Number: NGL937901

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
- ☒ No

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
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Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

1

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

12/2023	
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When are the building works expected to be complete?

09/2024	
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Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing glazing is all single glazed (not energy efficient) and many of the frames are rotten. The rear roof has partially fallen in and leaking in multiple places. The structure in the roof is very weak. Demolition of part of the roof gives an opportunity to add head height to the hidden rear of the roof.

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

<p>Type: Walls</p> <p>Existing materials and finishes: White painted brick and white painted timber tongue and groove</p> <p>Proposed materials and finishes: Off-white painted brick and grey painted timber tongue and groove</p>
<p>Type: Windows</p> <p>Existing materials and finishes: White painted timber windows</p> <p>Proposed materials and finishes: Grey painted timber windows</p>
<p>Type: Doors</p> <p>Existing materials and finishes: White painted tongue and groove doors</p> <p>Proposed materials and finishes: Grey painted tongue and groove doors</p>
<p>Type: Lighting</p> <p>Existing materials and finishes: No lighting to exterior</p> <p>Proposed materials and finishes: Small directional brass lights to front facade</p>
<p>Type: Roof</p> <p>Existing materials and finishes: Asphalt flat roofs and fibre cement panel mansard and pitched roofs</p> <p>Proposed materials and finishes: Zinc flat roof and natural slate mansard and pitched roofs</p>

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

204_DOC01_RedLionStreet_DAS

204_D_00_01 EXISTING SITE PLAN

204_D_01_00 DEMOLITION GROUND FLOOR PLAN

204_D_01_01 DEMOLITION FIRST FLOOR PLAN

204_D_01_02 DEMOLITION SECOND FLOOR PLAN

204_D_01_11 DEMOLITION ROOF PLAN

204_D_02_04 DEMOLITION SECTION DD

204_D_03_01 DEMOLITION FRONT ELEVATION

204_D_03_03 DEMOLITION REAR ELEVATION

204_A_01_00 PROPOSED GROUND FLOOR PLAN

204_A_01_01 PROPOSED FIRST FLOOR PLAN

204_A_01_02 PROPOSED SECOND FLOOR PLAN

204_A_01_11 PROPOSED ROOF PLAN

204_A_02_04 PROPOSED SECTION DD

204_A_03_01 PROPOSED FRONT ELEVATION

204_A_03_03 PROPOSED REAR ELEVATION

Detail 01

Detail 02

Detail 03

Detail 04

Detail 05

OutdoorLightingSpecification

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

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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

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

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 (as amended)

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Ms

First Name

Patricia

Surname

Lennox Boyd

Declaration Date

31/01/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Tatiana von Preussen

Date

31/01/2024