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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	<input type="text" value="28"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Chalcot Square"/>
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="NW1 8YA"/>

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

Easting (x)	<input type="text" value="528032"/>	Northing (y)	<input type="text" value="184128"/>
Description	<input type="text"/>		

## Applicant Details

### Name/Company

Title

Mr

First name

Charles

Surname

Dowling

Company Name

N/A

### Address

Address line 1

C/O Keneth Peters Asset Management Ltd.

Address line 2

3 Castle Gate

Address line 3

Castle Street

Town/City

Hertford

County

Hertfordshire

Country

United Kingdom

Postcode

SG14 1HD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mrs

First name

Susan

Surname

Davis

Company Name

Ashby Building Surveyors

## Address

Address line 1

4 Castle Gate

Address line 2

Castle Street

Address line 3

Town/City

Hertford

County

Country

Postcode

SG14 1HD

# Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Description of Proposed Works

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

Please see main Full Plans Application: 2023/4968/P and Listed Building Application 2023/5032/L.

This Listed Building Application follows agreed opening up works at the property to investigate structure and general condition. Two key issues have been noted that require Listed Building Consent:

Loft: The loft has been converted by previous owners. The Structural Engineer has highlighted the conversion has not been undertaken correctly and the purlin supports are currently insufficient. See attached report and drawing with recommended improvements.

Damp: The lower ground floor front and rear walls and floor to the rear is suffering visual damp and the structural walls in general are reading damp when tested. See attached specialist report and drawing with proposed improvements. They advise a damp proof membrane be fitted to walls and floor and the addition of a chemical damp proof course is recommended to the base of the walls, though this is optional if Conservation concerns are raised.

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

2023/4968/P and 2023/5032/L  
Full refurbishment and small extension to a Grade II Listed Building

## 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).

Copies of existing roof, loft and lower ground internal floor plans attached. Copies of Roof and Loft alterations report and drawings attached.  
Copy of lower ground floor damp report and drawing attached.

## 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:**

Internal walls

**Existing materials and finishes:**

Lower ground floor - Internal face of external walls - plaster lined. Internal partitions - timber stud work and plasterboard finish.

**Proposed materials and finishes:**

Lower ground floor - Internal surfaces of external walls - Damp proofing membrane to be added to existing wall finish for gravity worked drainage system. If agreeable, a chemical injected damp proof system is also recommended to the base of the walls to reduce the effect of rising damp.

**Type:**

Floors

**Existing materials and finishes:**

Lower ground floor - solid concrete and screed finish with carpet and linoleum. Loft - timber joists structure with timber board finish.

**Proposed materials and finishes:**

Lower ground floor concrete slab: Damp proofing membrane to be added to existing floor finish for gravity worked drainage system. 60mm perimeter channel to be formed in the floor slab with connection to the below ground drainage system. This will aid repairing the floor and ensuring water proof following the addition of new drainage routes are formed to below ground drainage system. Loft: Insufficient support for roof following conversion. Addition of 2 new 100x47 Grade C24 steel beam joists centred between existing joists, timber infill between beam flanges and new 'stud wall' between top surface of timber to underside of purlin to provide correct support to existing purlin structure. See Loft drawing attached.

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

Drawing and document register attached to this application

## Neighbour and Community Consultation

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

- ☒ Yes  
☐ No

If Yes, please provide details

3 sets of neighbours have been written to (27 and 29 Chalcot Square and 1 Berkley Grove) and Party Walls notices will be issued.

## 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

2023/2957/PRE plus subsequent email 11/12/23

Date (must be pre-application submission)

30/08/2023

Details of the pre-application advice received

When these 2 issues were raised, the Conservation Officer recommended a separate Listed Building application be raised due to the extent and nature of the proposals.

Full plans required if the changes have external impact, though to confirm the planned works do not affect the exterior of the property.

# 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

Mrs

First Name

Susan

Surname

Davis

Declaration Date

31/01/2024

☒ 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

Susan Davis

Date

31/01/2024