

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

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

Mr

First name

Yanbo

Surname

Yang

Company Name

Akatuki

Address

Address line 1

30 Great Queen Street

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

WC2B 5BB

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)

Interior: Internal refurbishment (non-structural) to restaurant area at ground floor level (including bathrooms) / Internal refurbishment (non-structural) to kitchen at ground floor level

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

There have been many previous applications over the years. The most relevant dates from 2018: 2018/4788/L

The internal alterations that they had applied for (and were granted) matches our current proposal's scope of work.

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).

A102 - Ground Floor Proposed Plan

A104 - Flooring Plan

A105 - Wall Finish Plan

A201 - RCP & Lighting Proposed Plan

A401 - Existing Interior Elevations 01 (South)

A402 - Existing Interior Elevations 02 (North)

A403 - Existing Interior Elevation 03 (West)

A404 - Interior Elevations 01

A405 - Interior Elevations 02

A406 - Interior Elevations 03

A407 - Interior Elevations 04

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:
Paint (black) Stainless steel (brushed) Wallpaper (green, pink - flamenco theme..) Tiles (White)

Proposed materials and finishes:
Paint (White) Stainless Steel (brushed) Timber floor boards - (Havwoods 0 HW7984 Sorengo) Tiles (Black - Mosaic Factory, Zellige 1069)
Tiles (Pink - Domus, DVI 54)

Type:
Floors

Existing materials and finishes:
Carpet (stripped, black & brown)

Proposed materials and finishes:
Timber floor boards - (Havwoods 0 HW7984 Sorengo) / with acoustic backing

Type:
Ceilings

Existing materials and finishes:
Plaster Ceiling Tiles (painted black)

Proposed materials and finishes:
Acupanel - wood veneer panel

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

A102 - Ground Floor Proposed Plan
A104 - Flooring Plan
A105 - Wall Finish Plan

Neighbour and Community Consultation

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

- Yes
 No

If Yes, please provide details

We reached out for Pre-Planning advice.

Dec 14: Site visit with Alan Wito

Jan 18: Pre-Planning advice received from Alan Wito

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

2023/4974/PRE

Date (must be pre-application submission)

20/11/2023

Details of the pre-application advice received

Please note that the initial proposal for which we sought pre-planning advice included external seating and some remedial work to the storefront. WE ARE NO LONGER PROPOSING THOSE CHANGES - ONLY INTERNAL ALTERATIONS. Alan did weigh in on the other items - which I have removed from the comments below (we were also well above the 3000 character limit..)

Proposals

The works are for an internal refurbishment of the ground floor restaurant, with proposed alterations to the louvers in the front elevation and a replacement awning. Tables and chair are also proposed on the pavement to the front.

Planning considerations

The building is grade II listed and also lies with Bloomsbury Conservation Area. Therefore, the key considerations will be the impact of the works on the special interest of the listed building, and the for the external works only, the character and appearance of the conservation area.

Internal works

At my site visit stripping out works had already begun. Having reviewed the planning history of the building, I am satisfied that only modern fittings have been removed.

It is clear that there is little surviving historic fabric within this part of the building, with the exception of a somewhat damaged decorative ceiling with structural downstands, that was above the suspended ceiling.

The works, as proposed, are similar to the existing arrangement and presumably retain the existing ceiling above a replacement suspended ceiling. When the application is submitted it will be necessary to demonstrate on the drawings that the existing historic will be retained, that the suspended ceiling sits below it and that any services do not cause any harm to the fabric. This could be demonstrated in existing and proposed section drawings as well as on ceiling plans.

Works to the kitchen area and bathrooms simply refurbish modern alterations and raise no concerns.

Front elevation

It is proposed to change only the fabric and advert on the existing awning, rather than the awning mechanism itself. Provided that the size and area of fabric remain the same, the signage is a comparable size to the existing and the method of illumination is unchanged, then these works would not require advert consent or planning permission.

Documents to be submitted

Generally, the information provided with the pre application enquiry would be sufficient to accompany a submission for planning permission and listed building consent. In addition the following is required:

Completed application form for planning permission and listed building consent.

A heritage statement.

Existing and proposed sections and ceiling plans demonstrating the impact of the suspended ceiling on the existing original ceiling.

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

Certificate Of Ownership - Certificate B

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:**Number:**

60

Suffix:**Address line 1:**

Great Queen Street

Address Line 2:**Town/City:**

London

Postcode:

WC2B 5AZ

Date notice served (DD/MM/YYYY):

05/01/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

 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

Timothee Mercier

Date

02/02/2024