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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"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="48 Flat 2"/>
Address Line 1	<input type="text" value="Huntley 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="WC1E 6DD"/>

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

Easting (x)	Northing (y)
<input type="text" value="529555"/>	<input type="text" value="182052"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mrs

First name

Yuxi

Surname

Yan

Company Name

Union Sino International Investment Limited

Address

Address line 1

Flat 2, 48 Huntley Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

WC1E 6DD

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

Mr

First name

Chris

Surname

Newton

Company Name

Tyers Yan Management

Address

Address line 1

Berkeley Square House

Address line 2

Berkeley Square

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1J 6BD

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)

Convert a studio apartment into a one bedroom apartment. This will require internal changes with the bathroom remaining where it is but the kitchen being moved to an open-plan space within the living room. The exteriors will not be changed and we will retain as much as possible in the apartment, with no original dividing walls being removed. Later subdivision of the smaller rear room will be adjusted to create a better layout. During the restoration we will be updating all of the electrics and wiring and refurbishing the interior to a more modern and useable style, reinstating appropriate historic details where missing (such as reinstating missing cornice).

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

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).

Alteration to the kitchen/bathroom partition wall, which is a later addition (probably 1960s or 70s) when the building was converted into flats originally.

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:

Floors

Existing materials and finishes:

Carpet in the hallway and reception room, over plywood and floorboards, porcelain tiles in the bathroom and vinyl in the kitchen

Proposed materials and finishes:

Engineered hardwood for hallway, bedroom and reception/kitchen. Porcelain tiles in the bathroom

Type:

Internal walls

Existing materials and finishes:

Plasterboard and timber partition wall, plastered and painted.

Proposed materials and finishes:

Plasterboard and timber partition wall, plastered and painted.

Type:

Internal doors

Existing materials and finishes:

Modern plywood faced chipboard doors

Proposed materials and finishes:

Solid timber doors

Type:

Other

Other (please specify):

Chimneypiece

Existing materials and finishes:

Wood fireplace surround

Proposed materials and finishes:

Marble fireplace surround in modern style

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

- Heritage Analysis Submission 2 48 Huntley Street.pdf.
- Flat 2 48 existing floor plan.
- Flat 2 48 proposed floor plan.
- Proposed door.jpg.
- Proposed chimneypiece.jpg.

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

The neighbours are tenants of properties that we manage who will be notified ahead of time (we are currently changing tenancies so do not currently know all of the immediate neighbours)

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

Flat 2, 48 Huntley Street

Date (must be pre-application submission)

12/03/2024

Details of the pre-application advice received

Correspondence back and forth since initial application on 2nd October 2023. Most recently advise to resubmit with additional information on 12th March 2024

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

Yuxi

Surname

Yan

Declaration Date

15/03/2024

☒ 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

Chris Newton

Date

02/04/2024