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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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

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

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

Sean

Surname

Knight

Company Name

Simon Morray-Jones Architects Ltd

## Address

Address line 1

21 Milsom Street

Address line 2

Address line 3

Town/City

Bath

County

Country

United Kingdom

Postcode

BA1 1DE

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Internal refurbishment of existing house, replacement of modern conservatory with new extension built within existing footprint and construction of new detached garage.

Has the work already been started 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:**

NGL950183

## 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?

37.10

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Development Dates

**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.](#)

When are the building works expected to commence?

01/2025



When are the building works expected to be complete?

01/2026



## 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

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

**If the answer to c) is Yes**

What is the total volume of the listed building?

1583.40

Cubic metres

What is the volume of the part to be demolished?

70.40

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

August

Year

1982

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Demolition of the modern conservatory built by the previous owner in 1982, constructed in aluminium and mild steel.

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

The existing conservatory is of poor quality and detracts from the heritage asset, demolition will enable the construction of a new thermally efficient extension, designed to be congruous with the existing building.

## 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).

The proposed works have been summarised within the Design & Access Statement (1328\_001) and is accompanied by a Heritage Statement prepared by Spurstone Heritage Ltd.

Key plans included within this application are as follows: 1328\_001 Design & Access Statement, 1328\_100.1 Proposed Site Plan, 1328\_100.2 Proposed External Terrace Works, 1328\_101 Proposed Lower Ground Removals Plan, 1328\_102 Proposed Ground Floor Removals Plan, 1328\_103 Proposed First Floor Removals Plan, 1328\_104 Proposed Roof Removals Plan, 1328\_105 Proposed Lower Ground Floor Plan, 1328\_106 Proposed Ground Floor Plan, 1328\_107 Proposed First Floor Plan, 1328\_108 Proposed Roof Plan.

Additional plans, elevations, sections, internal elevations and details have been included as part of this application.

## 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:**

External walls

**Existing materials and finishes:**

Painted stucco, cream in colour.

**Proposed materials and finishes:**

Painted stucco, cream in colour to match existing.

**Type:**

Roof covering

**Existing materials and finishes:**

Slate tiles.

**Proposed materials and finishes:**

Existing slate tiles in good condition to be reinstated following installation of breather membrane and supplemented with new slate tiles as necessary. Proposed garage to be fitted with new slate tiles to match existing house.

**Type:**

Windows

**Existing materials and finishes:**

Painted timber sash and casement windows.

**Proposed materials and finishes:**

Existing windows to be retained throughout. New extension to be fitted with bronze frame windows, proportions designed to match historic windows found at house, refer to SM-J drawing detail 1328\_520\_P1.

**Type:**

External doors

**Existing materials and finishes:**

Existing doors constructed in timber, doors at lower ground floor level are glazed with the exemption of the existing Plant Storeroom door which is vertically boarded and damaged.

**Proposed materials and finishes:**

Existing damaged Plant Storeroom door to be replaced with new timber door with louvred screen to provide passive ventilation, refer to SM-J drawing detail 1328\_516\_P1.

**Type:**

Ceilings

**Existing materials and finishes:**

Mix of lowered plasterboard ceilings and historic lath and plaster ceilings throughout house.

**Proposed materials and finishes:**

Existing plasterboard ceilings to be removed throughout where practicable. Lath and plaster ceilings to be retained and repaired where necessary. Downlights to be removed throughout and ceilings repaired as necessary.

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



The Design & Access Statement and Key plans included within this application are as follows: 1328\_001 Design & Access Statement, 1328\_100.1 Proposed Site Plan, 1328\_100.2 Proposed External Terrace Works, 1328\_101 Proposed Lower Ground Removals Plan, 1328\_102 Proposed Ground Floor Removals Plan, 1328\_103 Proposed First Floor Removals Plan, 1328\_104 Proposed Roof Removals Plan, 1328\_105 Proposed Lower Ground Floor Plan, 1328\_106 Proposed Ground Floor Plan, 1328\_107 Proposed First Floor Plan, 1328\_108 Proposed Roof Plan.

Additional plans, elevations, sections, internal elevations and details have been included as part of this application.

## 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:

3

### Total proposed (including spaces retained):

3

### 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Refer to arboricultural report and tree survey prepared by Crown Tree Consultancy included within this application:

- Arboricultural Report
- Tree Constraints Plan, Impact Assessment and Tree Protection Plan
- Tree Data Spreadsheet

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Refer to arboricultural report and tree survey prepared by Crown Tree Consultancy included within this application:

- Arboricultural Report
- Tree Constraints Plan, Impact Assessment and Tree Protection Plan
- Tree Data Spreadsheet

Trees to be felled include category C trees T5, T6 and a tall Acer and a tall Apple (not specifically referenced by Crown due to their minimal significance).

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## 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 & 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

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

Mr

First Name

Sean

Surname

Knight

Declaration Date

24/05/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning & 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

Simon Morray-Jones

Date

24/05/2024