

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

Miss

First name

Domenica

Surname

Russo

Company Name

Camden Council

Address

Address line 1

91B Rowley Way

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW8 0SN

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

Miss

First name

Domenica

Surname

Russo

Company Name

Camden Council

Address

Address line 1

Occupational Therapy Department

Address line 2

5 Pancas Sq

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NIC 4AG

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)

Metal handrail attached to concrete wall left hand side ascending of external stairs between ground floor balcony and lower ground floor garden area.

See email thread below for further detail

From: Catherine Bond Catherine.Bond@camden.gov.uk

Sent: 20 May 2024 09:37

To: Domenica Russo Domenica.Russo@camden.gov.uk

Subject: RE: 91 B Rowley Way NW8 0SN

Hello Domenica

Thank you for getting in touch regarding the proposed works to assist the resident of 91B Rowley Way.

I am of the view that the better option is the fixing of a metal handrail to the concrete wall. However, it may be best if the handrail is painted a neutral colour to match the colour of the concrete to minimise its visual impact in terms of the appearance of the grade II star listed building.

The works will require a listed building consent application, as required for other OT-related works. Any listed building consent granted most likely will be temporary, with a condition that the handrail will need to be removed once it is no longer required.

I trust Stephen will be able to assist you in this matter, but please get in touch if you have any questions.

Best wishes

Catherine

Catherine Bond

Principal Conservation Officer

Telephone: 020 7974 2669

From: Domenica Russo Domenica.Russo@camden.gov.uk

Sent: 20 May 2024 09:44

To: Catherine Bond Catherine.Bond@camden.gov.uk

Subject: 91 B Rowley Way NW8 0SN

Dear Catherine

My name is Domenica Russo, I am an Occupational Therapist working with a Camden Resident with a diagnosis of MS living at 91B Rowley Way which is a grade 2 star listed property.

Surveyor Stephen Williams advised that I make contact with you.

I am recommending an additional stair bannister left side ascending for the external set of stairs between the balcony landing off the living room and the lower ground floor rear garden area. This is to enable the resident to access the rear garden area with reduced falls risks.

Ideally an additional stair banister rail left side ascending with 300mm overhangs at both the top and the bottom of the stair case nosings is recommended.

Is this something that you could grant planning permission for?

Either with a rail drilled into the concrete wall, OR with upstand posts fixed into the existing step treads to hold up/ support a bannister rail. Stephen had located a suitable upstand model on line, but he felt that Conservation team would opt for metal rail drilled into the concrete wall and painted blue to match the existing rail attachments on the estate.

Before I go ahead and formally request planning permission, can you please advise me whether permission is likely to be granted or not, and any recommendations you may have.

Thanks so much for your professional expertise and advice on this matter

Regards

Domenica Russo

HCPC Registered Occupational Therapist

SHA Disability Consultancy Ltd

On behalf of Camden Council

M: 07930314097

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).

Metal hand rail drilled into the concrete wall of the external stair case between lower ground floor garden and ground floor balcony at rear of property.

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:

Concrete

Proposed materials and finishes:

Metal hand rail painted neutral colour to blend in with concrete wall

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the 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

If Other has been selected, please provide contact details:

Title

**** REDACTED ****

First name

**** REDACTED ****

Surname

**** REDACTED ****

Phone Number

**** REDACTED ****

Email

**** REDACTED ****

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

Principal Conservation Officer T 020 7974 2669

Date (must be pre-application submission)

19/05/2024

Details of the pre-application advice received

From: Catherine Bond Catherine.Bond@camden.gov.uk
Sent: 20 May 2024 09:37
To: Domenica Russo Domenica.Russo@camden.gov.uk
Cc: bmneves bmneves@aol.com; Stephen Williams Stephen.Williams@camden.gov.uk
Subject: RE: 91 B Rowley Way NW8 0SN

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See image attached for the external stair case.

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Regards

Domenica Russo

HCPC Registered Occupational Therapist

SHA Disability Consultancy Ltd

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

Yes

No

Certificate Of Ownership - Certificate D

I certify/The applicant certifies that:

- **Certificate A cannot be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/the applicant has been unable to do so.**

The steps taken were:

Camden Council owns the land and property

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Not yet

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

20/05/2024

Person Role

The Applicant

The Agent

Title

First Name

Domenica

Surname

Russo

Declaration Date

20/05/2024

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

Domenica Russo

Date

04/06/2024