

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

Mrs

First name

Helen

Surname

Davies-Pye

Company Name

J Browne Construction

Address

Address line 1

Meelin House

Address line 2

Unit 2 Pavilion Business Centre

Address line 3

6 Kinetic Crescent

Town/City

Enfield

County

Country

UK

Postcode

EN3 7FJ

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 *****

Description of Proposed Works

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

Modifications to existing waste plumbing and installation of new inspection manhole.

The existing plumbing for the basement areas of 5 Holly Mount has suffered catastrophic failure. The main foul waste pipework has collapsed immediately beneath the basement and flooded the basement area with effluent. The property has been vacated due to the health and safety risk and the lack of use of any wastewater systems. Current regulations prevent the replacement of the existing pipe to be undertaken on a like for like basis.

New pipework will connect into the existing sewerage system beyond the external (front) wall of the property (see dwg no. 23M12-20002) circa three metres below the existing basement floor level.

To gain access for the installation of the new pipework, a manhole will be created within the basement area of the property, dropping vertically down 3.8m before extending horizontally to meet the existing pipework.

The method of excavation and structural report has been designed by J Browne's engineering consultant (MWP) to ensure that there is no risk of subsidence or disturbance to No. 5 Holly Mount, its neighbours or the public pavement/highway.

Access to the new chamber will be via a manhole cover within the basement of the property, replacing an older manhole and associated cover located within the lightwell to the front of No. 5 that has historically (mid-late C20th) origins.

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

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:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac pavement exists outside 5 Holly Mount and between the listed lamp posts between 5 and 6 Holly Mount, thought to lie over existing cobble stones and original kerb stones.

Proposed materials and finishes:

These will be replaced in their original positions if they are to be disturbed during the works.

Type:

Floors

Existing materials and finishes:

A modern basement floor has been laid with stone coverings. It is presumed that the covering have been laid on a levelling screed bedding to provide an even floor throughout.

Proposed materials and finishes:

The stone slabs will be taken up and labelled to be able to be placed back in their current positions and reinstated to make level and habitable.

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

1. Design Access and Heritage Statement 5 Holly Mount QA
2. Engineers Structural report: 24483-D1 by MWP
3. Addendum to Engineers Structural report: 24483-D2- Structural Report by MWP
4. Engineers Structural Calculations: 24483 - Structural Calculations_P02 by MWP

Figures x 6:

Thames Water Sewer Remedial Structural Details (dwg 23M19 GA-20002-P01_WIP_27.02.12)

24483-1001-C03

24483-1002-C03

24483-1003-C02

24483-1004-C01

24483-1005-C01

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

J Browne Customer Liaison officer, Ian McPherson, has written to neighbours in Holly Mount.
Thames Water has been in communication with the owner occupier of No. 5 Holly Mount throughout the sewerage emergency.

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

None - telephone call

Date (must be pre-application submission)

19/04/2024

Details of the pre-application advice received

Nick Baxter returned my phone call to the Conservation Officer at LB of Camden. He had reviewed the outline scope of proposed sewage repair works from J Browne Construction and initial elevation plan. We discussed his main concerns about the large scale nature of the works and the requirement for diligent reinstatement of original flooring within the house. Since then, the plans of the design have been produced and show the multiple elevations of the scheme. The Heritage Statement has been prepared by our independent Heritage consultants to support this application.

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.

Owner

Name of Owner:

***** REDACTED *****

House name:

Number:

5

Suffix:

Address line 1:

Holly Mount

Address Line 2:

Hampstead Heath

Town/City:

London

Postcode:

NW3 6SG

Date notice served (DD/MM/YYYY):

17/06/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Helen

Surname

Davies-Pye

Declaration Date

17/06/2024

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

Helen Davies-Pye

Date

17/06/2024