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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="4b Oak Court"/>
Address Line 1	<input type="text" value="St Albans Villas"/>
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="NW5 1QU"/>

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

Easting (x)	Northing (y)
<input type="text" value="528350"/>	<input type="text" value="186241"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Barrett

Company Name

Address

Address line 1

4b Oak Court

Address line 2

St. Albans Villas

Address line 3

Town/City

LONDON

County

Country

United Kingdom

Postcode

NW5 1QU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

Replacing door and window onto roof terrace. The door is poorly sealed and has single-pane glass and the window is a fixed piece of glass and so it is not possible to open it for ventilation. I want to replace the door with a new door with double-glazed glass, better security, and better insulation, and I want to replace the glass with a casement window. I have plans from the London Door Company who have produced plans with knowledge of the building's listing.

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).

Plans as described previously. Will attach drawings. It is important to note that historic framing around door and window will not be removed. Only changes are occurring to inner frame, as well as the door and window themselves.

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 doors

Existing materials and finishes:

Wooden door frame Wooden door with 9 panes of single-glazed glass

Proposed materials and finishes:

Premium grade Accoya timber used for the door. 2 Rows of draught proofing to each of the 3 sides and water bar to the dark wood threshold. 26mm thick Double glazed glass to doors Brass hardware as shown in renders and as attached. Handle/locks, hinge bolts and 2 security thumbturn bolts. Paint is an outstanding water-borne satin paint. It flows beautifully, reminiscent of an old-fashioned oil-based paint in its application: it levels exceptionally well so you won't be left with ugly brush marks as is so often the case with water-borne paint. Sprayed with 2 top coats.

Type:

Windows

Existing materials and finishes:

Single-glazed window (not openable) with round trickle vent in centre

Proposed materials and finishes:

FENSA regulated opening casement window.

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

Attached

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

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

Date (must be pre-application submission)

12/07/2024

Details of the pre-application advice received

Thank you for your enquiry.

Your building is a grade-II-listed semi-detached villa of the mid-19th century.

As such, I'm sorry to say that you need listed building consent to carry out internal and external works. Carrying out works without benefit of consent is a criminal offence and, as such, the works do not become lawful with time, unlike certain other planning matters.

Alterations to existing modern kitchen fittings and existing modern floor coverings are probably de minimis, providing that no historic fabric is altered. However, the replacement of timber fittings requires our consent.

Were you to make an application, the door in question does not look historic, but I am unable to assess it from one photograph. The replacement door does not look especially appropriate but, again, I am unable to assess the context. Listed building applications are free. An application will lead to a site visit where these matters can be settled.

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

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

Mr

First Name

Philip

Surname

Barrett

Declaration Date

17/07/2024

☒ 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

Philip Barrett

Date

17/07/2024