

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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="89 Flat D"/>
Address Line 1	<input type="text" value="Rowley Way"/>
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="NW8 0SN"/>

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

Easting (x)	Northing (y)
<input type="text" value="526139"/>	<input type="text" value="183952"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mrs

First name

Maria

Surname

Dimitropoulou

Company Name

Address

Address line 1

Zakinthinou 21

Address line 2

Address line 3

Town/City

Papagou

County

Attica

Country

Greece

Postcode

156 69

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)

The purpose of this application is to propose the refurbishment of flat 89D at Alexandra Road Estate.

The flat suffered alterations to the original design by previous tenants and/or leaseholders, having part of the original fixture, fittings and tiles removed and replaced with poor quality materials which were in a state of decay.

Construction work started on site during April 2024 previous to the submission and approval by Camden Council of the Listed Building Consent, which is a mandatory requirements given the Grade II* listing nature of both the exteriors and interiors of Alexandra Road Estate. The construction works ceased right after the first Camden Council's inspection of the flat and never recommenced.

The Design and Access statement document illustrates in detail the existing and current conditions of the flat, and how the proposed works are intended to be continued and finalized in full respect of the key original features that were retained within the flat throughout the years. In summary, the proposal focuses on the partial replacement of the floor throughout the flat and work mainly within the kitchen and bathroom areas.

The original '70s vinyl tiles within the entrance, kitchen and bathroom areas where found in poor conditions and, given the especial high-traffic condition and wet nature of these living areas, they are proposed to be replaced with high-quality, grey porcelain tiles of a very similar chromatic tone of the original vinyl ones.

The kitchen area alterations (existing and proposed drawings are included at pages 9 and 16 of this document) comprise of the replacement of non-original upper and lower cabinets that existed in the flat prior the commencement of the site work and found in poor state, with new ones of clean lines, sympathetic with the original design.

Replacement of the existing and apparently non-original kitchen wall tiles with new ones is also proposed. The original brown quarry tiles on both kitchen tops and the only original lower cabinet remaining in the kitchen will be retained and repaired.

No major alternations to other areas of the flat are proposed, aside from the removal of the non-original stone effect porcelain wall tiles above the bathtub, which will be replaced by new, white ceramic tiles, sympathetic with the original design.

All the original features remained in the flat, and comprising of: the wood sliding panels, truck and runner of the hallway's cupboard and bedroom's wardrobe, plus the glazed sliding panel of the bedroom's cavity window have been temporary removed but stored within the flat; they will be restored to their original conditions and re-installed in place.

Has the development or work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

10/04/2024

Has the development or work already been completed 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).

The extent of the alterations is illustrated in details within the submitted Design an Access statement document. No alterations to existing walls or ceiling are proposed, the only stripping out work proposed are for the original '70s vinyl tiles within the hallway, kitchen and bathroom areas of the flat, and bedroom cavity window sound proof panel. These items were found in poor state of repair and contain asbestos, therefore new tiles, and asbestos free sound proof panels are proposed to be installed. All other original features existing within the flat will be retained and restored.

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:

1970s grey vinyl tiles

Proposed materials and finishes:

60x60cm grey porcelain tiles Oak wood-effect laminate floor boards

Type:

Internal walls

Existing materials and finishes:

Square white tiles into kitchen above worktops Rectangular beige stone-effect porcelain tiles on bathroom walls above the bathtub

Proposed materials and finishes:

20x25cm white ceramic tiles above kitchen worktop 25x40cm white ceramic tiles above bathtub

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

More details on the existing materials can be found on pages 6, 7 and 8 of the Design and Access Statement document , and on the Existing Kitchen floor plan and elevations drawing sheet.

Details on the proposed materials can be found on pages 12 to 15 of the Design and Access Statement document , and on the Proposed Kitchen floor plan and elevations drawing sheet.

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)

25/04/2024

Details of the pre-application advice received

Camden Council's officers inspected the flat on the 16th of April 2024. Subsequently from the inspection, Planning Officer Miles Peterson sent an email to the applicant on the 25th of April 2025 clarifying the Council's procedure to be taken by the applicant going forward and descibing actions to be taken in order to prevent any loss of original features within the flat.

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

Maria

Surname

Dimitropoulou

Declaration Date

28/07/2024

☒ 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

Roberto Caputo

Date

28/07/2024