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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

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

Mr

First name

Jeremy

Surname

Sandelson

Company Name

Address

Address line 1

44 Downshire Hill

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW3 1NU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Variation of condition 2 (approved drawings) of planning permission 2023/5059/P dated 16/04/2024 (for 'Demolition of existing single-storey extension and stairs to rear and erection of replacement rear extension with roof terrace and green roof. Replacement of rooflight, replacement of existing door to the front and installation of solar panels to roof.'), namely, to alter footprint of rear extension.

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

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

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

Removal of existing modern (ie non-original) concrete coping to front wall, and partial demolition of modern (ie non-original) low garden wall to the rear

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

This element is not in keeping with the rest of the street or other elements on this building, proposal is to replace with stone to better sit within surroundings, and add handrail for future safe use of inhabitants and visitors. Rear wall demolished following advice from neighbour's Party Wall Surveyor on possible future extension to no.45 (none currently planned, but to allow for future options)

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

2023/5059/P Approved application and Listed Building Consent

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).

Removal of existing modern (ie non-original) concrete coping to front wall, replaced with proposed stone to be better in-keeping with surroundings, along with new handrail to allow for safer use by residents and visitors. Repair works to existing front low storage, likely replacement of waterproofing and repointing brickwork, intent is this will look the same as existing, and function remains the same (storage of bins and bike). Partial demolition of existing modern (ie non-original) low garden wall to rear

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

To front: concrete coping above modern brick wall (wall retained), existing railing to front boundary (railing and wall retained) To rear: low brick wall with wooden fence above (partially retained)

Proposed materials and finishes:

To front: coping replaced with stone above retained modern wall. Addition of metal handrail, finish to visually match existing railing To rear: wall locally replaced with 'stone brick' dimensioned stone blocks as per previously approved extension (condition on facing sample not yet discharged), remained of existing low wall repaired and made good

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

JTD_0293_Planning Amendments [containing photos and text describing existing conditions and further details on proposed]
JTD_0293_02_130-LGF Plan As Existing
JTD_0293_02_131-LGF Plan As Approved
JTD_0293_02_132-LGF Plan As Proposed
JTD_0293_02_140-GF Plan As Existing
JTD_0293_02_141-GF Plan As Approved
JTD_0293_02_142-GF Plan As Proposed
JTD_0293_02_240-West Elevation As Existing
JTD_0293_02_241-West Elevation As Approved
JTD_0293_02_242-West Elevation As Proposed
JTD_0293_02_250-East Elevation As Existing
JTD_0293_02_251-East Elevation As Approved
JTD_0293_02_252-East Elevation As Proposed
JTD_0293_02_260-Section AA As Existing
JTD_0293_02_261-Section AA As Approved
JTD_0293_02_262-Section AA As Proposed
TDS_0293_Cover Page [comprising Drawing Issue Sheet and clarifications on company name change since approval granted]

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

via email

Date (must be pre-application submission)

28/08/2024

Details of the pre-application advice received

Advised on how to present this information, and it's appropriateness as a Condition rather than separate application, note he did not comment on acceptability from either a Planning or Listed Building Consent stance

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

Mr

First Name

Jeremy

Surname

Sandelson

Declaration Date

27/02/2023

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

Jonathan Tuckey

Date

31/10/2024