

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="1 Flat B"/>
Address Line 1	<input type="text" value="Hampstead Hill Gardens"/>
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="NW3 2PH"/>

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

Easting (x)	Northing (y)
<input type="text" value="526951"/>	<input type="text" value="185493"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Gulshan & Padma

Surname

Arora

Company Name

Address

Address line 1

1 Flat B Hampstead Hill Gardens

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW3 2PH

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

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Proposal to Alter the Listed Building: Flat 1B, Hampstead Hill Gardens

This application seeks Listed Building Consent for essential damp-proofing works at Flat 1B, Hampstead Hill Gardens, a Grade II listed property. The works are strictly remedial and do not involve structural alterations, extensions, or demolition.

The proposal includes:

1. Removal of failing Non-Conservation-Friendly Waterproofing Render
 - * The previously installed waterproofing sand-cement render (unsuitable for listed buildings) was removed from internal walls (exterior and interior facing) 1.2 meters above the external ground or internal floor level.
 - * This will be replaced with a conservation-approved Delta PT3 cavity drain membrane, ensuring moisture control while being fully reversible.
2. Damp-Proofing to Protect the Interior
 - * A Delta MS500 membrane system will be installed on the floor, sealed and taped to the PT3 wall membrane.
 - * Non-original block walls will be treated with Koster Crisin Gel DPC to prevent rising damp and Sika render to 1.2m hight.
3. Reinstatement Works
 - * Walls will be finished with a breathable plasterboard or dry-lining system, skimmed, and repainted in a like-for-like finish.
 - * Flooring will be reinstated using the same materials as before, ensuring the property retains its existing appearance.

Impact on the Listed Building:

- * No original features (such as brickwork, decorative mouldings, or structural elements) have been altered or removed.
- * The works are fully compliant with conservation principles, preserving the building's historic significance while preventing further deterioration.

This application is submitted to regularise and complete these necessary, conservation-friendly remedial works, ensuring long-term protection against damp-related damage.

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)

06/03/2025

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 proposed works involve internal damp-proofing and reinstatement within Flat 1B, which is part of a Grade II listed building. These works:

- Do not involve any structural alterations, extensions, or demolition.
- Are fully conservation-compliant and reversible.
- Only affect modern materials, ensuring that no historic fabric is altered or removed.

Extent & Character of Works:

- Removal of non-conservation-friendly sand and cement render from internal walls (previously applied before purchase).
- Installation of Delta PT3 cavity drain membrane on external-facing walls to allow for controlled moisture dispersion.
- Application of Koster Crisin injections into non-original block walls for damp-proofing.
- Installation of Delta MS500 membrane on floors, sealed and taped to the PT3 wall membrane to form a continuous damp-proof layer.
- Reinstatement of render and plasterboard or dry-lining system to ensure reversibility and conservation compliance.
- Final finishing with like-for-like materials (plaster skim, repainting, and reinstatement of original flooring materials).

Supporting Documentation:

- Existing & Proposed Plans: A01, A02
- Cross-Section Drawings: A03
- Heritage Statement: Explains the conservation-friendly approach and justifies the works.
- Method Statement & Schedule of Works: Details materials, techniques, and how the works comply with conservation guidelines.
- Photographs included in Heritage Statement show the pre-existing damp issues, removal of non-original materials, and areas affected.

The works will preserve the listed building's character, prevent further moisture damage, and ensure long-term protection while maintaining full reversibility in line with conservation principles.

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:

Red stock brick (original and untouched). Sand and cement render (previously applied, non-breathable, and not conservation-friendly).

Proposed materials and finishes:

Delta PT3 cavity drain membrane (installed over the internal face of external walls to allow for controlled moisture dispersion while protecting the historic masonry). Plasterboard, skim coat (installed over the membrane to allow for reversibility).

Type:

Internal walls

Existing materials and finishes:

Modern lightweight concrete block (used for internal partitions, not original).. Sand and cement render (previously applied, non-breathable, and not conservation-friendly). Plaster skim and paint (modern finishes).

Proposed materials and finishes:

Koster Crisin Gel applied as a DPC Sika Waterproof render applied 1.2m from the floor level Skim coat and paint.

Type:

Floors

Existing materials and finishes:

Modern concrete slab (previously installed before purchase, remains unchanged). Sand and cement screed (needs to be removed due to moisture retention). Polystyrene insulation (removed due to poor moisture resistance). Engineered wood flooring, porcelain tiles, and carpet.

Proposed materials and finishes:

Delta MS500 membrane (installed over the concrete slab, sealed and taped to the PT3 wall membrane for a continuous damp-proof layer). PIR insulation (replacing previous polystyrene insulation for improved thermal efficiency). Liquid screed (applied as a leveling layer over Delta membrane). Reinstallation of original flooring materials (engineered wood, porcelain tiles, and carpet in their previous locations).

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

Plans A01, A02,A03
Heritage Statement
Schedule Of Works
Method Statement

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

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:
Suffix:
Address line 1: 1 Hamstead Hill Gardens
Address Line 2:
Town/City: London
Postcode: NW3 2PH
Date notice served (DD/MM/YYYY): 14/03/2025
Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Surname

Janicijevic

Declaration Date

14/03/2025

- ☒
- 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

Venja Janicijevic

Date

14/03/2025