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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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" value="28"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Chalcot Square"/>
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="NW1 8YA"/>

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

Easting (x)	Northing (y)
<input type="text" value="528032"/>	<input type="text" value="184128"/>

Description

Mid terrace, Grade II Listed residential property.

Applicant Details

Name/Company

Title

Mr

First name

Charles

Surname

Dowling

Company Name

N/A

Address

Address line 1

C/O Keneth Peters Asset Management Ltd.

Address line 2

3 Castle Gate

Address line 3

Castle Street

Town/City

Hertford

County

Hertfordshire

Country

United Kingdom

Postcode

SG14 1HD

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 *****

Agent Details

Name/Company

Title

Mrs

First name

Susan

Surname

Davis

Company Name

Ashby Building Surveyors

Address

Address line 1

4 Castle Gate

Address line 2

Castle Street

Address line 3

Town/City

Hertford

County

Country

Postcode

SG14 1HD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

To provide improved access to the ground and lower ground floors of this property to aid access for a disabled person who will reside on the lower ground and ground floors. See letter from the GP in support of this application. Alterations include: demolition of existing ground floor front entrance steps/landings and re-forming in a consistent design to allow the addition of a temporary external stair lift to the stepped entrance, installing an additional railing section to provide fall protection with no. 27, adding a temporary stair lift internally between ground and lower ground floors and layout alterations to the lower ground floor to allow for ease of movement. New appliances as per room requirements. We had previously requested relocation of the lower ground floor, front entrance door, though this is now not required and the lower ground floor door location will remain as actual existing. This entrance is planned to be replaced with like for like materials as detailed in the application. It is anticipated both internal and external stair lifts will be removed when no longer required.

Has the work already been started without consent?

☐ Yes

☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

LN5138

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes

☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

06/2025

When are the building works expected to be complete?

04/2026

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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ 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

If the answer to c) is Yes

What is the total volume of the listed building?

824.70	Cubic metres
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What is the volume of the part to be demolished?

2.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1855

(Date must be pre-application submission)

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

1) Front entrance steps between pavement and ground floor door; 2) Part of a mid span partition to the lower ground floor.

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

- 1) The front entrance steps are not uniform in design with a steps, landing, steps, landing, step. In order to provide easier access for a disabled person, the addition of a temporary chair lift is proposed, but the chair lift operation requires uniform riser heights.
- 2) The existing partition has a double door opening between main front and rear rooms, though to improve access and light, widening of this existing opening is requested.

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).

Drawing Register Attached to the Application with all relevant plans, information and Design Statement included.

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:

Windows

Existing materials and finishes:

Timber frame with double glazed units.

Proposed materials and finishes:

Timber frame with double glazed units.

Type:

External doors

Existing materials and finishes:

Timber framed with double glazed units to top and bottom sections

Proposed materials and finishes:

Timber framed with double glazed units to top and bottom sections

Type:

Ceilings

Existing materials and finishes:

Plasterboard with painted finish

Proposed materials and finishes:

Plasterboard with painted finish - either fireboard or moisture boards depending on location

Type:

Internal walls

Existing materials and finishes:

Timber stud and plaster board with decorated finish.

Proposed materials and finishes:

Timber stud and plaster board with decorated finish.

Type:

Floors

Existing materials and finishes:

Solid concrete slab with finish applied

Proposed materials and finishes:

Solid concrete slab with finish applied

Type:

Internal doors

Existing materials and finishes:

Timber doors with modern ironmongery

Proposed materials and finishes:

Timber doors, fire door protected where required to meet Building Regulations requirements

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Front entrance steps between pavement and ground floor: Existing approved finish - stone. Demolish and reconfigure front entrance steps

Front Railings: Wrought iron railings, painted black

Proposed materials and finishes:

Front entrance steps between pavement and ground floor: Stone finish with a uniform design Railings: Adding an additional section of wrought iron railings, painted black, to match existing between no. 27 and no. 28 to provide fall protection

Type:

Other

Other (please specify):

Stair lift

Existing materials and finishes:

None

Proposed materials and finishes:

To install two temporary stair lifts: External: grey and beige stair lift between front pavement and front door to ground floor Internal: stair lift between lower ground and ground floor

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

Drawing and document register attached to this application.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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 *****

2024/4464/PRE

Date (must be pre-application submission)

07/01/2025

Details of the pre-application advice received

Advice confirmed consent possible subject to checking design of other front entrance steps on the square - see Design and Access Statement attached to this application. Pre App advice also attached to 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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Susan

Surname

Davis

Declaration Date

11/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & 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

Susan Davis

Date

12/03/2025