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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

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:		
Company name:	Bencameron Ltd.					
Street address:	P O Box 218			Country Code	National Number	Extension Number
	43 La Motte Street			Telephone number:		
				Mobile number:		
Town/City:	St Helier			Fax number:		
County:	Jersey			Email address:		
Country:	Middlesex					
Postcode:	JE4 8SD					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:		Surname:		
Company name:	Jaspar Management Ltd					
Street address:	15-19 Church Road			Country Code	National Number	Extension Number
	Stanmore			Telephone number:		020 8954 5731
				Mobile number:		
Town/City:				Fax number:		
County:	Middlesex			Email address:		
Country:						
Postcode:	HA7 4AR			shahab@jaspargroup.co.uk		

3. Description of Proposed Works

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

Alterations to layouts of proposed residential units (pursuant to of Planning Permission 2011/6464/P and Listed Building Consent 2013/0195/L) at no.70 Guilford St.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 70 Suffix:

House name:

Street address: Guilford Street

Town/City: London

County:

Postcode: WC1N 1DF

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 530326

Northing: 182115

Description:

5. 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:

2012/0195/L - Reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street and external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation to 70 Guilford Street, alterations at roof level to properties including installation of rooflights and lift overrun and internal alterations all in connection with change of use of 71 and 72 Guilford Street from nurses hostel (sui generis) and office use (Class B2) to a backpacker hostel (sui generis) and 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B2) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats.
2011/6464/P - Change of use of 71 and 72 Guilford Street from nurses hostel (sui generis) and office use (Class B1) to a backpacker hostel (sui generis) with reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street. Change of use of 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B1) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats, external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation. Alterations at roof level to properties including installation of rooflights and lift overrun.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Internal walls - add description

Description of *existing* materials and finishes:

Solid masonry walls, timber-framed partitions and loadbearing stud walls with plaster finish

Description of *proposed* materials and finishes:

Any new walls and infills to be proprietary stud with plasterboard finish.

Are you supplying additional information on submitted drawings or plans? ☐ Yes ☒ No

10. Demolition

Does the proposal include total or partial demolition of a listed building? ☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Site Plan

Approved Existing :

0801-298-201 Rev D, 0801-298-202 - Rev. D, 0801-298-203 -Rev. D, 0801-298-204 – Rev. D, 0801-298-205 – Rev. D, 0801-298-206 – Rev. D, 0801-298-207 – Rev. D, 0801-298-208-Rev. D, 0801-298-209-Rev. D, 0801-298-210-Rev. D

Approved Proposed :

0801-298-212 Rev F, 0801-298-213 - Rev. F, 0801-298-214 -Rev. F, 0801-298-215 – Rev. F, 0801-298-216 – Rev. F, 0801-298-217 – Rev. F, 0801-298-219-Rev. F., 0801-298-220-Rev. F, 0801-298-221-Rev. F, 0801-298-224-Rev. F. 0801-298-418

Submitted Proposed :

JM031-PL-01, JM031-PL-02, JM031-PL-03, JM031-PL-04, JM031-PL-05, JM031-PL-06, JM031-PL-07, JM031-PL-08, JM031-PL-09

12. Listed Building Grading

If known, 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

13. Immunity from Listing

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

☐ Yes ☒ No

14. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

☒ Date