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

**Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The application outlines a proposal to amend an existing flat located in an existing terrace building at 28 Percy Street. The existing flat no.5 is a studio flat comprising of 30sq m floor space. The proposal will increase this into a one bedroom flat through an extension of 44.5sq m. Only the façade of the original building remains, this proposal makes no changes to that original fabric. Alterations will only affect the 2005 extension, also designed by Satellite Architects, and therefore will be in keeping with this architectural style and quality.

Has the development or work(s) already started? Yes No

4. Site Address Details

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

Description:

House:	<input type="text" value="28"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Percy Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="W1T 2DB"/>		

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

Easting:	<input type="text" value="529608"/>
Northing:	<input type="text" value="181609"/>

5. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

This advice is based on the submitted site plan, existing and proposed floor plans, site photos and site visit notes.

Site and surroundings:

The application site is a four storey plus semi-basement level end of terrace Grade II listed building on the north side of Percy Street in the Charlotte Street Conservation Area. The property is part of a Grade II terrace (28-30) built between 1766 and 1770. The property has been divided into self-contained flats. This application relates to the third floor flat.

The entire building appears to have been demolished and rebuilt. As a consequence the special interest of the building rests solely in the front elevation and the contribution it makes to the street scene. The rear of the property has also been significantly altered.

The surrounding area has a mixed use character.

Relevant Planning History:

2005/1798/P - Planning permission was granted on 20/10/2005 for the change of use of the first and second floors from office (Class B1) to residential (Class C3), to accommodate an additional 4 self-contained flats, together with the erection of a rear second floor extension and a roof extension. The associated listed building consent was also granted on 28/06/2005 (ref: 2005/1800/L).

Design and Appearance:

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building.

Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas.

Section 4 of CPG1-Design states that rear extension should be secondary to the building

being extended and its facing materials, doors and windows should complement the existing building.

The rear of the building is not visible from public views but higher levels of the building are highly visible from the rear of the surrounding properties. The rear additions of the existing building are set back further at third and fourth floor levels and have a contemporary style.

The proposed roof addition would be largely glazed and of a contemporary style. It would take up most of the existing roof terrace and would appear different style to the floors below.

The proposed extension by reason of its depth and choice of materials on the flank elevation would detract from the appearance of the existing building. Therefore, you are advised to reduce the depth of the proposed extension and alter the design and materials of the proposed flank elevation to make it more sympathetic to the design and appearance of the floors below. Ideally, the depth of the proposed extension should be reduced by approximately 1.5m.

The new door does not respect the fenestration detailing of the floors below and should be omitted from the proposal. Having a new roof terrace at this level would also raise amenity issues in terms of overlooking to the windows of the neighbouring residential properties at no.29.

The proposed works are not considered to affect the historic fabric or layout of the building as no internal features of merit are worthy of preservation.

Impact on Neighbouring Amenity:

Policies CS5 and DP26 safeguard the amenities of the occupiers and neighbours in terms of overlooking, daylight and privacy. Although the proposal would not significantly affect the daylight amenities of the nearby residential properties it could increase the overlooking to the windows of the adjoining flats' habitable rooms at 29 Percy Street. Obscure glazing should be used on the side elevation of the proposed extension.

There would be potential overlooking from the proposed roof terrace to the rear windows of 29 Percy Street within approximately 3m. A privacy screen may prevent this overlooking but it would raise design issues. Therefore, the terrace should be omitted.

The proposed extension would also partially block the ventilation louvre of the adjoining office building at 27 Percy Street. You stated in your e-mail dated 11/07/2013 that the neighbours were happy for you to amend the ventilation louvre. You should provide evidence that the proposal would not affect the servicing or amenities of the neighbouring office building with any subsequent planning application.

Conclusion:

Whilst the proposal as currently proposed is unlikely to be supported, a rear extension at this location which is subordinate to the existing building and does not affect the amenities of the neighbouring properties might be acceptable in principle subject to design detail.

Please refer to the website below for guidance on submitting an application:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-builtenvironment/planning-applications/making-an-application/supporting-documentation-requirements/>

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This advice represents the Council's informal view of your proposals based on the information available. It should not be interpreted as formal confirmation that your emerging proposals will be acceptable nor can it be held to prejudice to the future assessment and determination of any planning application we receive from you regarding this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

6. 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
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- Have arrangements been made for the separate storage and collection of recyclable waste? 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. Demolition

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

10. 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):

The original 1974 Listing description (TQ2981NE 798-1/99/1299 14/05/74) refers only to the street façade of 28 Percy Street. The original fabric of the building exists mostly in the street façade, the internal fabric and rear of the building have been rebuilt twice since it was first built (1766-1770), once in the 1960s and again in 2005 to its current condition.

The Listed Building Consent (2004/4273/L) and Planning Permission (2004/4271/P) granted in 2004 for the previous works acknowledged the limited of historic fabric in the building and allowed for major works to the interior and rear of the building.

This proposal does not alter the remaining original fabric of the street façade and therefore does not affect the character of the street. Proposed alterations to the interior and rear will only affect the 2005 extension, also designed by Satellite Architects. All proposed works will therefore be to the same quality and level of detailing as the existing design.

In support of this the pre-application advice sought on this proposal (2013/3625/PRE) states: "The proposed works are not considered to affect the historic fabric or layout of the building as no internal features of merit are worthy of preservation."

11. 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Rear façade:
Visible timber frame structure (larch)
Marmorit render to rear wall
Glazing Corporate 2000 steel windows
Street façade:
Stucco and brickwork

Description of *proposed* materials and finishes:

Rear façade:
Visible filigree structure – timber (larch) or similar
Marmorit render to rear wall or similar
Glazing Corporate 2000 steel windows or similar
Street façade (unaltered):
Stucco and brickwork

Roof covering- add description

Description of *existing* materials and finishes:

Existing roof terrace (2nd floor roof):
Softwood deck boards
Existing flat roofs:
Mastic asphalt

Description of *proposed* materials and finishes:

Proposed roof terrace (2nd floor roof):
Softwood deck boards
Proposed flat roof (3rd floor):
Mastic asphalt

Windows - add description

Description of *existing* materials and finishes:

Windows to rear:
Corporate 2000 steel windows powder coated RAL 7005
Windows to street:
Timber framed sash windows

Description of *proposed* materials and finishes:

Windows to rear:
Corporate 2000 steel windows powder coated RAL 7005 or similar
Windows to street (unchanged):
Timber framed sash windows

External doors - add description

Description of *existing* materials and finishes:

To Rear:
GLAZED STEEL DOORS to residential terraces except fourth floor
Crittall Corporate 2000 section steel framed 24-28 DGU double doors powder coated Ral colour 7005
To Street:
Original traditional painted timber front door

Description of *proposed* materials and finishes:

To Rear:
GLAZED STEEL DOORS to residential terraces except fourth floor Crittall Corporate 2000 section steel framed 24-28 DGU double doors powder coated Ral colour 7005 or similar
To Street (unaltered):
Original traditional painted timber front door

14. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - add description

Other

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

See proposal image

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Foul drainage remains unchanged as kitchen and bathroom are in the same position

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Residential Flats

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The existing use is residential, as is the proposed. There will be no industrial or commercial processes taking place on site.

Is the proposal for a waste management development? Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - 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, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

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

30. 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