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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 proposed alteration is to create a new 1-bed apartment on the second floor replicating the existing first floor layout. The 2-bed apartment is remodeled on the third floor with a mezzanine roof extension. The new roof form is a hipped side return and small dormer to the rear, infilling the existing terrace at third floor level. A new stair flight is proposed at third floor level requiring the removal of an existing non-original handrail and balustrade. The apartment follows the layout of the floor below with the additional bedroom and shower room above. It is proposed to open out the casing to the original hand rail and replace with a new handrail in the original style. Non-original panelling to the entrance lobby will be removed and original panelling exposed and fire protected.

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="24"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Earlham Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC2H 9LN"/>		

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

Easting:	<input type="text" value="530036"/>
Northing:	<input type="text" value="181069"/>

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:

1.00 Pre-Application & Planning Submissions

1.01 Three planning and listed building consents have been granted for the building for internal alterations to the ground floor and the apartments above. Alterations to provide one 1-bed and one 2-bed maisonette were made in 1996 granted on 12th April 1996 (ref: 9570381, P9600555). Amendments were granted in 1997 and further amendment in 1998.

1.02 A Pre-Planning enquiry was received on 22nd April 2013 ref. 8416322. The application gave details of two potential proposals for a roof top extension and internal sub division, comments were received dated 30th May summarised as follows: -

1.03 The proposal for a new stair core and internal layouts was considered inappropriate due to the loss of the original internal staircase and internal panelling.

1.04 The retention of the staircase was considered more respectful of the original floor plan of the building, the 'stacking three 1-bed flats over the upper floors and utilising the existing spaces without altering the floor plan. There is likely to be scope to enhance the appearance of the staircase through the removal of later unsympathetic additions. The small infill structure at 3rd floor level to the rear of the building is likely to be considered appropriate'.

1.05 'The existing windows are largely 19th century units of interest and should therefore be retained. The replacement of these with double-glazing or the integration of sealed units into the existing frames is unlikely to be considered acceptable. It would be useful to know if any additional works of refurbishment and repair is proposed and a schedule of works would need to be submitted at the application stage.'

1.06 'Existing amenity to surrounding occupiers in term of the loss of natural light, loss of outlook and adding to the sense of enclosure' should be addressed relative to CPG6, chapters 6 & 7.

1.07 '...it is likely that the Council would require any additional unit created to be car-free (See policies DP18 & CPG7). This will be secured via a S106 legal agreement.'

1.08 Cycle Parking: 'The Council would normally expect 1 cycle parking space per residential unit to be created. In this instance the Council would expect the provision of a cycle storage area to accommodate 1 cycle given 2 units already exists at the site.'

1.09 Waste storage: 'It is acknowledged that there may be difficulties in you providing waste storage facilities at ground floor level. However, all options should be explored and a strategy provided as to how the future residential unit will be served.'

1.10 A Community Infrastructure Levy charge would be due with any new apartment on site.

1.11 'The existing residential amenity should not be compromised in order to accommodate a larger number of units.'

1.12 The loss of the 2-bed apartment was considered unacceptable; a 2-bed unit should be retained in the proposal.

1.13 The properties should be designed to comply with Life Time Homes Standards.

1.14 The revised roof form was considered unacceptable with a flat-topped mansard to the rear however stated that a hipped mansard would be conventional for this period property. The impact from street level should be assessed.

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

If Yes, please provide details:

Storage is provided for separate recycling storage in the new kitchen areas.

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

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

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The existing roof form is a double hipped roof probably constructed following bomb damage during the war. Refer to Heritage Appraisal for more details.

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

The purpose of the extension is to provide an additional bedroom and shower room to the property.

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):

Design & Access Statement including Scope of Works and Photographs.

Heritage Appraisal.

Drawings Refs: PL/100 Rev A, PL/101 Rev B, PL/102 Rev B, PL/103 Rev A, PL/104 Rev A, PL/110 Rev B, PL/120 Rev B, PL/121 Rev A, PL/130 Rev A and PL/131.

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	1	1
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:

London stock brick with stucco moulded architrave and frieze to the front elevation.

Description of *proposed* materials and finishes:

London stock brick to the new rear wall.

Roof covering- add description

Description of *existing* materials and finishes:

Slate tiles, and lead flashings.

Description of *proposed* materials and finishes:

Reclaimed slate tiles and lead flashings.

Chimney - add description

Description of *existing* materials and finishes:

London stock brick with clay pots.

Description of *proposed* materials and finishes:

London stock brick with clay pots.

Windows - add description

Description of *existing* materials and finishes:

Painted timber panelled sash windows.

Description of *proposed* materials and finishes:

Painted timber panelled sash windows.

External doors - add description

Description of *existing* materials and finishes:

Painted timber panelled doors.

Description of *proposed* materials and finishes:

N/A

Ceilings - add description

Description of *existing* materials and finishes:

Painted plasterboard.

Description of *proposed* materials and finishes:

Painted plasterboard.

Internal walls - add description

Description of *existing* materials and finishes:

Timber wall panelling and painted plasterboard.

Description of *proposed* materials and finishes:

Existing timber panelling to be retained painted plasterboard to mezzanine floor.

Floors - add description

Description of *existing* materials and finishes:

Floorboards with carpet finish.

Description of *proposed* materials and finishes:

Existing carpet to be removed and floor boards renovated and stained.

Internal doors - add description

Description of *existing* materials and finishes:

Non-original painted 1 hour fire rated panelled doors and non-fire rated panelled doors.

Description of *proposed* materials and finishes:

New doors to apartment to be fire rated painted panelled door.

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

Black painted cast iron.

Description of *proposed* materials and finishes:

Black painted cast iron.

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

The existing staircase is original in form with various alterations to the floor finishes, balustrade and handrail.

Description of *proposed* materials and finishes:

The existing staircase is to be renovated, non-original plasterboard casing to be removed and original balustrade to be reinstated. Non-original wall panelling to the entrance corridor to be removed and original panelling to be exposed and fire protected.

Are you supplying additional information on submitted drawings or plans?

Yes No

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

PL/100 Rev A, PL/101 Rev B, PL/102 Rev B, PL/103 Rev A, PL/104 Rev A, PL/110 Rev B, PL/120 Rev B, PL/121 Rev A, PL/130 Rev A, PL/131

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

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):

PL/101 Rev B, PL/110 Rev B

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:

Vacant

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Ground floor shop premise formerly a family butchers with basement storage.
1No. 1-bed flat at first floor, 1No.2-bed flat at second and third floor.

When did this use end (if known) (DD/MM/YYYY)?

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	2	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	2

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?

63.00 sq.metres

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:

N/A

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 B)

Certificate Of Ownership - Certificate B Certificates 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 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*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Earlham Investments Ltd	12/07/2013
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: Albert House, South Esplanade,	
Locality: St. Peter Port	
Town: Guernsey	
Postcode: GY1 3AJ	
Title: Mr <input type="text"/> First name: Mark Surname: Fairhurst	
Person role: Agent Declaration date: 12/07/2013 <input checked="" type="checkbox"/> 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 12/07/2013