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

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)

Description:

House:	<input type="text" value="117"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Albert Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7NB"/>		

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

Easting:	<input type="text" value="528792"/>
Northing:	<input type="text" value="183646"/>

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

#### 6. 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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Antonia"/>	Surname:	<input type="text" value="Powell"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="12/03/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Following our site visit I have the following comments on the proposals:

Top floor

- Planning consent granted in 1973 for the construction of an additional floor see planning ref: 15094 –as such the proposed internal alterations are considered acceptable as they do not impact on the historic fabric or special interest. Changes to the top floor stair also considered acceptable.
- Dormer windows – the design should follow the proportions and appearance of traditional dormers to be found locally.

2nd floor

- The stair up from the landing needs careful modification of the historic handrail. In this area there is no historic joinery evident, except the door to the rear room. Any historic joinery which comes to light should be retained in situ or reused within the proposals.
- The original floor plan of the second floor has been substantially modified however this proposal seeks to re introduce much of the historic floor plan which is welcome. In general this part of the proposals are considered to be acceptable.

1st floor

- The proposed removal of the original double doors between the front and rear room along with the removal of the door to the front room is considered to be unacceptable loss of historic fabric.
- The proposal also involves an extension to the back room to create an additional room which would include the loss of an historic window although joinery is later in date. The scheme includes a rear extension which is considered exceptionally large and excessively deep and wide - over scaled –The planning history of local first floor rear extensions needs to be checked. Work currently being carried out at No 113. Nos. 113 and 115 have half width rear extensions at first floor level.

Ground floor

- The proposal involves the removal of the original door to the front room along with the hall wall of the rear room. This is considered to be unacceptable in terms of the loss of the historic plan form, the loss of historic fabric and harm to the significance of the principal ground floor rooms.
- The entrance hall wall is proposed to be extended to the base of the stair case. The enclosure or alteration of the historic stair, hand rail and newel post along with the removal of a substantial part of the original rear wall of the building are all considered to be unacceptable loss of historic fabric and harmful to the special interest, character and appearance of the historic interior.
- The proposed re design of the existing rear extension which dates from the later part of the 20th century is likely to be acceptable as the current structure fails to respect or enhance the existing historic rear elevation.

Basement

- The introduction of a corridor wall to the front room is considered to be acceptable – this is likely to follow the original historic layout.
- The proposed re introduction of a timber sliding sash window to the front basement which follows the original proportions on the front elevation, is welcome. The existing window dates from the 70's and is inappropriate in form and size.
- Changes to utility room/wc are also considered to be acceptable. The basement has been considerably altered in this particular area .
- The proposed extension of the 20th century rear extension, to the line of the light well might be acceptable as this area is already very compromised in terms of the impact on the listed building. Further details would be needed.
- However the addition of another whole large room beyond the extended extension is in my opinion harmful to the spatial qualities of this historic building which would become overwhelmed by the excessive scale and room proportions of the later additions. This would not have my support. There is a recent Planning Appeal which supports this view.
- The basement stair is original and although some infestation is evident I understand the plan is to repair and refurbish which is welcome.

If this scheme were to be submitted in its current form I regret that I would be unable to give it my support. I trust this covers all the points however I am happy to go over anything if needed.

## 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

If Yes, please provide details:

The client has visited both immediate neighbours to discuss the proposals.

## 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):

### External walls - add description

Description of *existing* materials and finishes:

The main house is built externally with London stock brick. The extension to be demolished is primarily glazed, with some sections of London stock brick.

Description of *proposed* materials and finishes:

The new extension will be built of London stock brick.

### Roof covering- add description

Description of *existing* materials and finishes:

The existing extension (to be removed) has a felt roof with some glazing set within it.

Description of *proposed* materials and finishes:

The proposed roof will be a timber deck, with a glazed rooflight set within it.

### Windows - add description

Description of *existing* materials and finishes:

All existing windows are painted timber framed windows, in a range of styles.

Description of *proposed* materials and finishes:

The lower ground floor front window, which is currently of an unsuitable style, will be replaced with a painted timber sliding sash window, as per the architect's drawings. The rooflight within the extension will similarly be a double glazed frameless unit. The new rear dormer windows will be traditional painted sliding sash windows.

### External doors - add description

Description of *existing* materials and finishes:

The rear doors to the extension to be demolished are currently painted timber glazed doors.

Description of *proposed* materials and finishes:

The rear glazed doors to the rear of the extension will be aluminium framed sliding doors.

### Internal walls - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

All new internal walls will be painted plasterboard walls.

Are you supplying additional information on submitted drawings or plans?

Yes  No

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

EP001-005  
ES001  
EE001-002  
AP001-005  
AS001  
AE001-002

## 10. 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?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

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 part of the building to be demolished is the non-original glazed ground floor rear extension. This is not mentioned in the building's listing details.

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

The glazed extension to be demolished is not in character with the building. It makes the space more of a sun-room and has poor thermal comfort levels. Its demolition is necessary for it to be replaced with a brick extension which will create a more defined new space and will have much higher thermal insulation standards.

## 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):

EP001-005  
ES001  
EE001-002  
AP001-005  
AS001  
AE001-002

## 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

15/04/2013