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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:	Maurice	Surname:	Leonard
Company name:	GFZ Investments Ltd.				
Street address:	4			Country Code:	
	Lower Addison Gdns.			Telephone number:	
				Mobile number:	
Town/City:	London			Fax number:	
County:				Email address:	
Country:					
Postcode:	W14 8 BQ				
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:	Tim	Surname:	Blackwell
Company name:	MWA				
Street address:	28. Margaret St			Country Code:	
				Telephone number:	02075809336
				Mobile number:	
Town/City:				Fax number:	
County:	London			Email address:	
Country:					
Postcode:	w1w8rz				tim@mw-a.co.uk

3. Description of Proposed Works

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

Proposal: Change of use of commercial (Class B1) building to residential (Class C3) to create 6 new residential units (1 x 1 bed unit, 4 x 2 bed units and 1 x 3 bed mews house) as well as additions and alterations to include reinstatement of basement level of non-original extension at no. 20A John St, enlarging of front light-well to John St. and addition of light-well and railings within existing site curtilage to Roger St. elevation, addition of 2 no. windows and 1 no. entrance door to proposed mews house Roger St. elevation, proposed roof terrace to existing flat roof over non-original extension at no. 20A John St, addition of 3 no windows to area beneath existing entrance portico to No. 20 John St. along with minor alterations to front railings to street, internal refurbishment and the installation of a new refuse lift from basement light-well to the street level to existing Grade 2 Listed Building.

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:	<input type="text" value="20"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="A P Watt Ltd"/>		
Street address:	<input type="text" value="John Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1N 2DR"/>		

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

Easting:	<input type="text" value="530834"/>
Northing:	<input type="text" value="182108"/>

Description:

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="Angela"/>	Surname:	<input type="text" value="Ryan"/>
Reference:	<input type="text" value="CA\2012\ENQ\09778"/>				
Date (DD/MM/YYYY):	<input type="text" value="23/01/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Pre-planning advice was received on 11th February 2013 from Angela Ryan of Camden Borough Council Planning Department (ref: CA\2012\ENQ\09778). The main points of this response are summarised below (with MWA responses in red italics):

1. The principal of a mansard to the rear extension fronting onto Roger Street is generally unacceptable and inappropriate given the context and host building.

Noted - mansard omitted and replaced by a proposed roof terrace

2. Concerns over the quality of light which would be achieved in the proposed living room/kitchen areas.

Please refer daylight and sunlight report, submitted as part of this application

3. Proposed unit mix is unacceptable. LBC would prefer to see the inclusion of small (1 bedroom) units, and larger (3+ bedroom) units.

Noted. Unit mix amended to reflect comments.

4. Proposed bin store locations and access unclear on pre-planning drawings. These need to be clarified.

Noted - bin store locations marked clearly on plans. Refer 'Waste Storage Provision' section later in this document for further details.

5. Change of use from office (B1) to residential (C3) would likely be acceptable in principle.

Noted.

6. Proposed lightwell extension to corner of John Street & Roger Street likely to be acceptable. Lightwells to Roger Street elevation, and current detailing of proposed entrance to rear extension deemed contentious.

Lightwells to Roger Street omitted, and entrance detailing amended in accordance with LBC advice.

7. The interior of the rear extension is deemed to be of no historical significance, but the staircase to the main property is thought to be original and should be retained.

Noted - stair to be retained and refurbished.

8. Proposals should be designed to Lifetime Homes standards where feasible.

Please refer 'Lifetime Homes Assessment' section later in this report.

9. LBC provided a list of documentation which should be provided as part of any full planning application.

This list has been extensively consulted. Relevant documents have been submitted as part of this application.

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

9. Materials (continued)

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 brickwork - Flemish bond

White rendered plaster

Guaged chelsea yellow window arches

Description of *proposed* materials and finishes:

London stock brickwork - Flemish bond

White rendered plaster

Guaged chelsea yellow window arches

Roof covering- add description

Description of *existing* materials and finishes:

Slate tiles to mansard

Felt membrane roof to upper and single-storey rear extension roofs

Description of *proposed* materials and finishes:

Slate tiles to mansard

Felt membrane roof to upper and single-storey rear extension roofs

Cedar deck and panelling to proposed roof terrace

Chimney - add description

Description of *existing* materials and finishes:

London Stock brickwork

Description of *proposed* materials and finishes:

London Stock brickwork

Windows - add description

Description of *existing* materials and finishes:

Hardwood timber frame casement windows to front elevation - white paint finish

Hardwood timber frame sash windows to side elevation - white paint finish

Hardwood timber frame sash windows to rear elevation - white paint finish

Description of *proposed* materials and finishes:

Hardwood timber frame casement windows to front elevation - white paint finish

Hardwood timber frame sash windows to side elevation with historic double glazing - white paint finish

Hardwood timber frame sash windows to rear elevation - white paint finish

External doors - add description

Description of *existing* materials and finishes:

Hardwood timber frame doors to side elevation - white / blue paint finish

Description of *proposed* materials and finishes:

Hardwood timber frame doors to side elevation - white / black paint finish

Ceilings - add description

Description of *existing* materials and finishes:

Suspended fibrous plaster ceiling tiles

Description of *proposed* materials and finishes:

Suspended plasterboard - white paint finish

Internal walls - add description

Description of *existing* materials and finishes:

Original timber frame partitions

Non-original timber frame partitions

Non-original aluminium and glazed frame partitions

Description of *proposed* materials and finishes:

Timber / metal stud, and concrete block partitions with painted plasterboard finish

Original timber frame partitions

Floors - add description

Description of *existing* materials and finishes:

Non-original carpet tiles on original timber substructure

Non-original tiles on original timber substructure

Description of *proposed* materials and finishes:

Selected carpet

Selected timber floor boards

Selected tiles

Internal doors - add description

Description of *existing* materials and finishes:

Original timber doors

Non-original timber doors

Non-original aluminium doors

Description of *proposed* materials and finishes:

Solid-core timber doors - paint finish

9. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

Lead-lined box gutters

Cast iron rainwater pipes to front elevation

PVC rainwater pipes to rear elevation

Description of *proposed* materials and finishes:

Lead-lined box gutters

Cast iron rainwater pipes to front elevation

Cast iron rainwater pipes to rear elevation

Boundary treatments - add description

Description of *existing* materials and finishes:

Stone and lead copings to brickwork party walls

Stone and cast iron railings to lightwells

Description of *proposed* materials and finishes:

Stone and lead copings to brickwork party walls

Stone and cast iron railings to lightwells

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:

Non-original metal-cased light fittings

Description of *proposed* materials and finishes:

Selected metal-cased light fittings

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

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

P_01 - Existing / Demolition / Proposed Ground Floor Plan

P_02 - Existing / Demolition / Proposed Basement Floor Plan

P_03 - Existing / Demolition / Proposed First Floor Plan

P_04 - Existing / Demolition / Proposed Second Floor Plan

P_05 - Existing / Demolition / Proposed Third Floor Plan

P_06 - Existing / Demolition / Proposed Roof Plan

P_07 - Existing / Demolition / Proposed John St. Elevation

P_08 - Existing / Demolition / Proposed Roger St. Elevation

P_09 - Existing / Demolition / Proposed Rear Elevation

P_10 - Existing / Demolition / Proposed Section AA

P_11 - Existing / Demolition / Proposed Section BB

P_13 - Existing / Demolition / Proposed Section CC

P_14 - Existing / Demolition / Proposed John St. Lightwell Elevation

P_15 - Existing / Demolition / Proposed Roger St. Lightwell Elevation

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):

P_01, P_02, P_03, P_04, P_05, P_06, P_07, P_08, P_09, P_10, P_11, P_13, P_14, P_15

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