

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Brigid"/>	Surname:	<input type="text" value="Hains"/>		
Company name:	<input type="text"/>						
Street address:	<input type="text" value="Montrose House"/>			Telephone number:	<input type="text"/>	<input type="text"/>	
	<input type="text" value="79 South End Road"/>				<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="London"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text"/>			Email address:	<input type="text"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="NW3 2RJ"/>						
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:	<input type="text" value="Miss"/>	First Name:	<input type="text" value="Cherry"/>	Surname:	<input type="text" value="Harris"/>		
Company name:	<input type="text" value="Edward Cullinan Architects"/>						
Street address:	<input type="text" value="1 Baldwin Terrace"/>			Telephone number:	<input type="text" value="0207"/>	<input type="text" value="7041975"/>	
	<input type="text"/>				<input type="text"/>	<input type="text"/>	
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	
Town/City:	<input type="text" value="LONDON"/>			Fax number:	<input type="text"/>	<input type="text"/>	
County:	<input type="text" value="London"/>			Email address:	<input type="text" value="cherry.harris@ecarch.co.uk"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="N17 RU"/>						

### 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):

Partial demolition of a non-original extension. Erection of a single storey (overall height 3970mm. Internal floor to ceiling height 3330mm) extension with sedum roof. This new extension will create an open plan living area and will include a small fitness room annex. Works to the garden include alterations to the side garden area in order to maintain a side access between the front and back garden levels. Works affecting the listed part of the building are alterations to the sunken light well to the front garden, and foundations to the new extension which will be adjacent to the footings of the existing external wall in the rear garden.

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)

House:	<input type="text" value="79"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="South End Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 2RJ"/>		

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

Easting:	<input type="text" value="527164"/>
Northing:	<input type="text" value="185768"/>

Description:

#### 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: <input type="text" value="Ms"/>	First name: <input type="text" value="Victoria"/>	Surname: <input type="text" value="Pound"/>
Reference: <input type="text" value="2012/3828/L"/>		
Date (DD/MM/YYYY): <input type="text" value="10/09/2012"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

Listed Buildings meeting during the previous listed buildings application. Discussion also covered the scope of the second phase of works which are the subject of this application.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

If Yes, please provide details:

New waste storage & collection strategy will be the same as existing and are not affected by these 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. 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?

727600.00000000

m<sup>3</sup>

What is the volume of the part to be demolished?

3.000000000

m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed?

Month:

Year:

1835

(Date must be pre-application submission)

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

The majority of the proposed alterations & demolitions affect the late 21st century areas of the building and quite recent alterations to the building; a previous refurbishment which was completed in 2002. Demolitions which affect the historic part of the house are the erection of the new structure & associated footings close to the foundations of the listed building. These works will affect the existing footing although the proximity & effect on the listed building is minimal. The only other works which will affect listed features to the building are the alterations to external sunken lightwell to the front of the house which shows signs of damp.

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

The various non-original additions to the lower ground floor area create an overall collection of spaces whose use is severely restricted, with material and style uncomplimentary to the existing building. The intention is to bring this area back into meaningful use by unifying the currently incoherent spaces with a single well-considered open plan living space, which is sympathetic to the spirit of the existing house. The choice of style and materials for the external and internal environments are more in keeping with the period, and are a conscious move towards creating palate which works in harmony with the existing fabric. The proposed works to the sunken light well are to address the damp problems here and bring more light into the dark lower floor, making this area more inhabitable.

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):

P\_000Location Plan

P\_012Existing - Upper Ground Floor

P\_013Existing - Lower Ground Floor

P\_022Proposed - Upper Ground Floor

P\_023Proposed - Lower Ground Floor

P\_061Existing - Section 01

P\_062Existing - Section 02

P\_063Existing - Section 03

P\_064Existing - Section 04

P\_071Proposed: Section 01

P\_072Proposed: Section 02

P\_073Proposed: Section 03a

P\_074Proposed: Section 04

P\_075Proposed: Section 05

P\_076Proposed: Section 06

P\_077Proposed: Elevation 01

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

Ref: 08: 2309      Planning Portal Reference:

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	2	2	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:

Rendered masonry with a light coloured cream/off-white paint finish. Structural Glass.

Description of *proposed* materials and finishes:

Rendered masonry with a light coloured cream/off-white paint finish

Roof covering- add description

Description of *existing* materials and finishes:

Various: Slate, Structural Glass, Bitumen Asphalt

Description of *proposed* materials and finishes:

Sedum roof, with pebble border, Natural (brown) copper eaves details & natural timber awnings. Waterproofing layer will be a single-ply membrane, not visible beneath sedum layer.

Windows - add description

Description of *existing* materials and finishes:

Various: Black/dark grey painted timber frames & glass. Structural glazing. Aluminum framed glass. Natural timber frames & glass.

Description of *proposed* materials and finishes:

High quality composite aluminum & timber windows ('Velfac' style). Neutral external colour to compliment existing.

External doors - add description

Description of *existing* materials and finishes:

Various: Natural timber frame with glazed panel. Painted timber frame with glazed panels.

Description of *proposed* materials and finishes:

Natural timber frame with glazed panel. Sliding patio doors as part of window system (see window material description)

Ceilings - add description

Description of *existing* materials and finishes:

White painted plaster ceiling.

Description of *proposed* materials and finishes:

White painted plaster ceiling. Timber window reveal linings to compliment new timber floor.

Internal walls - add description

Description of *existing* materials and finishes:

Painted plaster.

Description of *proposed* materials and finishes:

Painted plaster with new timber bookcases.

Floors - add description

Description of *existing* materials and finishes:

Non-original terrazzo composite stone flooring.

Description of *proposed* materials and finishes:

Solid oak boards with natural finish.

Internal doors - add description

Description of *existing* materials and finishes:

Painted timber.

Description of *proposed* materials and finishes:

Natural timber.

Rainwater goods - add description

Description of *existing* materials and finishes:

Painted metal. Colour as windows.

Description of *proposed* materials and finishes:

Painted metal. Colour to match new windows.

14. Materials (continued)

Boundary treatments - add description

Description of *existing* materials and finishes:

Low brick wall with timber fence above.

Description of *proposed* materials and finishes:

No Change: Low brick wall with timber fence above.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

No change. This remains as existing.

Description of *proposed* materials and finishes:

No change. This remains as existing.

Lighting - add description

Description of *existing* materials and finishes:

Recessed ceiling lights & pendant lamps.

Description of *proposed* materials and finishes:

Recessed lights, concealed up lighters & pendant lamps.

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

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

P\_000 Location Plan  
P\_012 Existing - Upper Ground Floor  
P\_013 Existing - Lower Ground Floor  
P\_022 Proposed - Upper Ground Floor  
P\_023 Proposed - Lower Ground Floor  
P\_024 Proposed – Roof Plan  
P\_061 Existing - Section 01  
P\_062 Existing - Section 02  
P\_063 Existing - Section 03  
P\_064 Existing - Section 04  
P\_065 Existing – Elevation 1  
P\_066 Existing - Elevation 2  
P\_071 Proposed: Section 01  
P\_072 Proposed: Section 02  
P\_073 Proposed: Section 03a  
P\_074 Proposed: Section 04  
P\_075 Proposed: Section 05  
P\_076 Proposed: Section 06  
P\_077 Proposed: Elevation 01  
P\_078 Proposed: Elevation 02

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):

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 single family home

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 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 Start TimeEnd Time	Saturday Start TimeEnd Time	Sunday and Bank Holidays Start TimeEnd Time	Not Known
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25. Site Area

What is the site area?

82.00

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. This is a naturally ventilated residential extension. Heating will be via the existing domestic boiler.

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.

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

## 29. Certificates (Agricultural Land Declaration)

### Agricultural Land Declaration

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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