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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:	Mr	First name:	Iain	Surname:	Dewer
Company name:					
Street address:	32A	Telephone number:	Country Code	National Number	Extension Number
	Albert Street				
Town/City	London	Mobile number:			
County:		Fax number:			
Country:	the UK	Email address:			
Postcode:	NW1 7NU				
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:	Ms	First Name:	Kei	Surname:	Ohara
Company name:	Gregori Chiarotti Architects				
Street address:	Gregori Chiarotti Architects	Telephone number:	Country Code	National Number	Extension Number
	United House		+44	02076190522	
	North Road				
Town/City	London	Mobile number:			
County:	London	Fax number:			
Country:	the UK	Email address:			
Postcode:	N7 9DP	kei@gregori-chiarotti.com			

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):

Demolition of existing two storey rear extension and erection of two storey brick rear extension to existing family dwelling flat at basement & ground floor

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="32"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Albert Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7NU"/>		

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

Easting:	<input type="text" value="529004"/>
Northing:	<input type="text" value="183378"/>

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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?

000 m³

What is the volume of the part to be demolished?

00 m³

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

Month:

Year:
century

(Date must be
pre-application submission)

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

32 Albert Street is a Grade II listed terraced house comprising of three main storeys, a basement and a roof storey. It was built C1845 and divided into two maisonettes in 1958. This application concerns the flat arranged over the ground and basement floors. Refer to 1117-DAS-0

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

To process of transformation from a single house to self contained two flats has resulted in some low grade cumulative works and additions that are detrimental to the quality and finishes of the spaces. Refer to 1117-DAS-0

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):

1117/0001-0, 1117/1000-0, 1117/1001-0, 1117/1002-0, 1117/1003-0, 1117/1100-0, 1117/1101-0, 1117/1102-0, 1117/1103-0, 1117/1104-0, 1117/1105-0, 1117/1200-0, 1117/2000-5, 1117/2001-3, 1117/2002-3, 1117/2003-3, 1117/2100-0, 1117/2101-0, 1117/2102-0, 1117/2103-0, 1117/2104-0, 1117/2105-0, 1117/2200-0, 1117/2201-0, 1117/2202-0

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:

Rusticated stucco to the front of the ground floor, built of yellow stock bricks & common bricks and render to rear extension

Description of *proposed* materials and finishes:

Yellow stock bricks in general and Portland stone cladding to garden facing wall

Roof covering- add description

Description of *existing* materials and finishes:

Main roof - n/a
Rear extension roof - asphalt

Description of *proposed* materials and finishes:

Main roof - n/a
Rear extension roof - asphalt

Chimney - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Main house - painted timber sash windows
Rear extension - modern painted timber windows

Description of *proposed* materials and finishes:

Main house - painted timber sash window
Rear extension - n/a

External doors - add description

Description of *existing* materials and finishes:

Painted timber panelled door to front ground floor
Modern painted timber door to front basement floor
Modern painted timber frame glass door to rear garden

Description of *proposed* materials and finishes:

Ground floor front door to be retained
Powder coated aluminium frame glass doors to rear

Ceilings - add description

Description of *existing* materials and finishes:

painted plaster

Description of *proposed* materials and finishes:

painted plaster

Internal walls - add description

Description of *existing* materials and finishes:

Painted plaster & tiles

Description of *proposed* materials and finishes:

Painted plaster & tiles

Floors - add description

Description of *existing* materials and finishes:

External - asphalt & paving stone
Internal - timber & tiles

Description of *proposed* materials and finishes:

External - paving stone
Internal - timber & tiles

Internal doors - add description

Description of *existing* materials and finishes:

Painted timber panelled doors & painted timber frame glass doors

Description of *proposed* materials and finishes:

Painted timber panelled doors

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

Internal - PVC

Boundary treatments - add description

Description of *existing* materials and finishes:

Yellow stock bricks and modern metal railing to front
Yellow stock bricks and timber fence to rear

Description of *proposed* materials and finishes:

Yellow stock bricks and period metal railing to front
Yellow stock bricks and timber fence to rear

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:

Spot lights for bedrooms, kitchen, living & lobbies except lobby 4, wall lights for WC, bathroom & lobby 4

Description of *proposed* materials and finishes:

Spot lights in general, wall lights for ground floor dining & lounge, pendant light for dining

14. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

1117/0001-0, 1117/1000-0, 1117/1001-0, 1117/1002-0, 1117/1003-0, 1117/1100-0, 1117/1101-0, 1117/1102-0, 1117/1103-0, 1117/1104-0, 1117/1105-0, 1117/1200-0, 1117/2000-5, 1117/2001-3, 1117/2002-3, 1117/2003-3, 1117/2100-0, 1117/2101-0, 1117/2102-0, 1117/2103-0, 1117/2104-0, 1117/2105-0, 1117/2200-0, 1117/2201-0, 1117/2202-0, 1117/DAS-1

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:

two 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 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 Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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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:

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*) of any part of the land or building to which this application relates.

29. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	Camden council			19/12/2012	
Number:		Suffix:			
Street:	Camden Town district Housing Office, Crowndale Centre				
Locality:	218 Eversholt Street				
Town:	London				
Postcode:	NW1 1BD				
Title:	Miss	First name:	Kei	Surname:	Ohara
Person role:	Agent	Declaration date:	18/12/2012	<input checked="" type="checkbox"/> 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:	Miss	First Name:	Kei	Surname:	Ohara
Person role:	Agent	Declaration date:	18/12/2012	<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 18/12/2012