

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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For office use
Date
Payee
App. No. Fee

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:	David	Surname:	Clarke
Company name:	London Borough of Camden				
Street address:	33-35 Jamestown Road		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City	Camden		Fax number:		
County:			Email address:		
Country:	London				
Postcode:	NW1 7DD				
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:	Jamie	Surname:	Pilborough
Company name:	Watts Group PLC				
Street address:	1 Great Tower Street		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City	London		Fax number:		
County:	London		Email address:		
Country:					
Postcode:	EC3R 5AA		jamie.pilborough@watts.co.uk		

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):

- Renewal of existing single glazed timber windows with double glazed units to match existing appearance
- Renewal of timber front entrance doors/side and fan lights to match existing. - - Dormer window cladding
- Concrete and brickwork cleaning, repointing, render and concrete patch repairs.
- Resurfacing of internal asphalt walkways
- New walkway drainage
- Mechanical ventilation installation
- Parapet gutter resurfacing
- Rain water downpipe replacement
- Batten, felt and re-tile existing hipped roof.

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:

Suffix:

House name:

Walker House

Street address:

Phoenix Road

Town/City:

London

County:

Postcode:

NW1 1EN

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

Easting:

529736

Northing:

183031

Description:

External refurbishment, full window and door replacement to a residential block containing 39 flats.

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:

Mr

First name:

Charles

Surname:

Rose

Reference:

ENQ\07457

Date (DD/MM/YYYY):

24/10/2012

(Must be pre-application submission)

Details of the pre-application advice received:

Meeting on site to discuss proposed works, the following comments were issued:
Replacement windows:
It would be possible to replace the existing windows with like for like (materials, detailed design and finished appearance) double glazed units. Detailed existing and proposed plans, sections and elevations would need to be submitted with the application.
Replacement doors
It would be possible to replace the existing doors with like for like (materials, detailed design and finished appearance). Detailed existing and proposed plans, sections and elevations would need to be submitted with the application.
Extract Fans:
Additions fans to the internal elevation side of the house adjacent to the existing flues are unlikely to harm the appearance of the building and would be acceptable.
Façade refurbishment
The existing building appears to have course stone single storey base with painted rendered façade above. The façade can be refurbished. This should include removing an upgrading the existing wiring. Hacking off the rendered and re-rendering should only take place if beyond repair. Sufficient justification for this would need to be set out as part of the application.
The method of cleaning would also need to be careful set out to ensure it would not harm the stone or over clean the historic building.
Applying a non-slip coating to the floor of the access decks is likely to be acceptable.

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

If Yes, please provide details:

On site skip to be frequently removed and returned

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

Site waste management plan to be agreed

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

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):

- 01. Site Plan
- 01A. Location Plan
- 02. Existing Floor/Roof Plan
- 03. Existing External Elevations
- 04. Existing Courtyard Elevations
- 05. Proposed Floor/Roof Plan
- 06. Proposed External Elevations
- 07. Proposed Courtyard Elevations
- 08. Existing/Proposed Sash Window
- 09. Existing/Proposed Hopper-Tilt & Turn Window
- 10. Existing/Proposed Doors

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	44	44	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):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

- a. Ground Floor - Concrete blockwork
- b. Render - Cement coloured roughcast render
- c. Brickwork - English bond London stock brickwork to interior elevations and balconies

Description of *proposed* materials and finishes:

- a. Ground Floor - Isolated patch repairs to internal courtyard walls where concrete has blown to steel reinforcement using Renderoc HB or similar, samples and mix to be agreed with LBO prior to full application. Repointing of mortar, mix to be agreed with LBO.
- b. Render - Hack off and replace isolated areas where render has blown. Mix to be agreed with LBO to match existing texture and colour.
- c. Brickwork - No alterations. The brickwork will be subject to a DOFF steam clean.

Roof covering- add description

Description of *existing* materials and finishes:

Hipped roof with "Tuilerie De Libercourt" tiles.

Description of *proposed* materials and finishes:

New timber battens and felt. Existing tiles to be set aside and refixed. Broken tiles to be replaced with salvaged "Tuilerie De Libercourt" tiles.

Windows - add description

Description of *existing* materials and finishes:

Single glazed painted timber windows. Mix of sliding sashes, inward opening hoppers with low level fixed panels and outward opening casement dormers.

Description of *proposed* materials and finishes:

Double glazed timber windows to meet BS7950 Secured by Design standards. Sliding sashes to contain inward opening option, hoppers to be altered to tilt and turns. Existing sight lines and frame thickness's to be matched.

External doors - add description

Description of *existing* materials and finishes:

Timber doors with timber framed single glazed fan/side lights.

Description of *proposed* materials and finishes:

Timber doors with timber framed double glazed fan/side lights. Sightlines and frame thickness's to be matched.

Ceilings - add description

Description of *existing* materials and finishes:

No Works

Description of *proposed* materials and finishes:

No Works

Internal walls - add description

Description of *existing* materials and finishes:

No Works

Description of *proposed* materials and finishes:

No Works

Floors - add description

Description of *existing* materials and finishes:

Asphalt covered access walkways

Description of *proposed* materials and finishes:

Liquid plastic paraquartz overlay

Internal doors - add description

Description of *existing* materials and finishes:

No Works

Description of *proposed* materials and finishes:

No Works

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

Cast iron replacement and repair

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☐ No

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

01. Site Plan
- 01A. Location Plan
02. Existing Floor/Roof Plan
03. Existing External Elevations
04. Existing Courtyard Elevations
05. Proposed Floor/Roof Plan
06. Proposed External Elevations
07. Proposed Courtyard Elevations
08. Existing/Proposed Sash Window
09. Existing/Proposed Hopper-Tilt & Turn Window
10. Existing/Proposed Doors

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

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?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

The site currently comprises 39 occupied 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.

Notice recipient		Date notice served	
Title: <input type="text" value="Mr"/>	First name: <input type="text" value="Jamie"/>	Surname: <input type="text" value="Pilborough"/>	
Person role: <input type="text" value="Agent"/>	Declaration date: <input type="text" value="09/11/2012"/>	<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

29. Certificates (Agricultural Land Declaration - continued)

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jamie"/>	Surname:	<input type="text" value="Pilborough"/>
Person role:	<input type="text" value="Applicant"/>	Declaration date:	<input type="text" value="09/11/2012"/>	<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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="09/11/2012"/>
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