

Planning Services
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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 & Mrs	First name:	Gus	Surname:	Gazzard		
Company name:							
Street address:	4 Grove Terrace			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	NW5 1PH						
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:	Charles	Surname:	Tashima		
Company name:	Charles Tashima Architecture						
Street address:	39Fairmead Road			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	N19 4DG				info@ct-arch.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):

Demolition and rebuilding of modern basement rear garden extension; addition of rear garden balcony at ground level. Reduction of dwelling units from two to one.
Addition of skylights on roof, and internal alterations.

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:	4	Suffix:	
House name:			
Street address:	Grove Terrace		
Town/City:	London		
County:			
Postcode:	NW5 1PH		

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

Easting:	528574
Northing:	185928

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:	Mr	First name:	David	Surname:	Peres Da Costa
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Mr. Da Costa confirmed that the change from 2 to 1 dwelling was consistent with policy. He also commented that the new breakfast room on the ground floor should not produce overlooking issues, and that measures should be taken to mitigate the overlooking. Mr. Da Costa also confirmed that although the lantern rooflight may not be easily seen from the rear garden, the design should be in keeping with the building.

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:

Bins in front lightwell

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Recycle bins in front lightwell

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

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

Demolition of modern lower ground floor garden extension

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

Lower ground floor garden extension is not in keeping with Listed status. New extension proposes better use of space and relationship to rear garden.

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):

100.1EX EXISTING REAR GARDEN, 100.1PR PROPOSED REAR GARDEN, 100EX/PR EXISTING & PROPOSED FRONT GARDEN, 101EX EXISTING LOWER GROUND FLOOR, 101PR PROPOSED LOWER GROUND FLOOR, 102EX EXISTING GROUND FLOOR, 102PR PROPOSED GROUND FLOOR, 103EX EXISTING FIRST FLOOR, 103PR PROPOSED FIRST FLOOR, 104EX EXISTING SECOND FLOOR, 104PR PROPOSED SECOND FLOOR, 105EX EXISTING THIRD FLOOR, 105PR PROPOSED THIRD FLOOR, 106EX EXISTING ROOF PLAN, 106PR PROPOSED ROOF PLAN, 200EX EXISTING FRONT ELEVATION, 200PR PROPOSED FRONT ELEVATION, 201EX EXISTING REAR ELEVATION, 201PR PROPOSED REAR ELEVATION, 202EX_PR EXISTING AND PROPOSED SECTION AA, 300 GROUND FLOOR DOOR

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:

Existing London-stock brickwork with Flemish bond. Lower ground floor on the rear facade as well as lower ground and ground floor on the front facade are finished in white render.

Description of *proposed* materials and finishes:

As above

14. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Asphalt flat roof

Description of *proposed* materials and finishes:

Asphalt flat roof

Chimney - add description

Description of *existing* materials and finishes:

London stock brickwork with Flemish bond topped with clay chimney pots

Description of *proposed* materials and finishes:

As above

Windows - add description

Description of *existing* materials and finishes:

Original Georgian timber sash timber-framed windows on both front and rear facades with 3no. modern casement windows on third floor.

Description of *proposed* materials and finishes:

Original Georgian timber sash timber-framed windows on both front and rear facades. Georgian timber sash windows on third floor to match existing.

External doors - add description

Description of *existing* materials and finishes:

Original Georgian timber door with glazed transom above on front door. Modern panelled door from ground floor to rear garden. Modern sliding glazed timber doors on lower ground floor opening onto rear garden terrace.

Description of *proposed* materials and finishes:

Original Georgian timber door with glazed transom above on front door. Traditional panelled door from ground floor to rear garden. Traditional timber sliding, folding doors on lower ground floor opening onto rear garden terrace.

Ceilings - add description

Description of *existing* materials and finishes:

Assumed mix of original original lath and plaster and plasterboard on all floors.

Description of *proposed* materials and finishes:

As above

Internal walls - add description

Description of *existing* materials and finishes:

Assumed mix of original original lath and plaster and plasterboard on all floors.

Description of *proposed* materials and finishes:

As above

Floors - add description

Description of *existing* materials and finishes:

Pine floorboards on ground and first floors. Tongue and groove flooring on lower ground floor and carpeting throughout the second and third floors.

Description of *proposed* materials and finishes:

As above, plus lower ground floor to have reclaimed pine

Internal doors - add description

Description of *existing* materials and finishes:

Original Georgian doors on ground and first floors. Modern flat panel and 4 panel doors on lower ground, second and third floors.

Description of *proposed* materials and finishes:

Maintain original Georgian doors, partial replacement of modern doors with new reclaimed pine doors.

Rainwater goods - add description

Description of *existing* materials and finishes:

Existing black UPVC down water pipes linking to public sewage below house to rear of the property

Description of *proposed* materials and finishes:

Existing black UPVC down water pipes linking to public sewage below house to rear of the property

Boundary treatments - add description

Description of *existing* materials and finishes:

London stock brick wall with running bond to party walls at the rear of the property. Cast iron railings to front of property.

Description of *proposed* materials and finishes:

London stock brick wall with running bond to party walls at the rear of the property. Cast iron railings to front of property.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

No vehicle access currently exists for the property

Description of *proposed* materials and finishes:

No vehicle access is proposed for the property

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Generally, for the ground and first floor, as well as bedrooms, single pendants centred in the room. Recessed downlights in the lower ground, second, and third floors.

Description of *proposed* materials and finishes:

Generally, for the ground and first floor, as well as bedrooms, single pendants centred in the room. Recessed downlights in the lower ground, second, and third floors.

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

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

100.1EX EXISTING REAR GARDEN, 100.1PR PROPOSED REAR GARDEN, 100EX/PR EXISTING & PROPOSED FRONT GARDEN, 101EX EXISTING LOWER GROUND FLOOR, 101PR PROPOSED LOWER GROUND FLOOR, 102EX EXISTING GROUND FLOOR, 102PR PROPOSED GROUND FLOOR, 103EX EXISTING FIRST FLOOR, 103PR PROPOSED FIRST FLOOR, 104EX EXISTING SECOND FLOOR, 104PR PROPOSED SECOND FLOOR, 105EX EXISTING THIRD FLOOR, 105PR PROPOSED THIRD FLOOR, 106EX EXISTING ROOF PLAN, 106PR PROPOSED ROOF PLAN, 200EX EXISTING FRONT ELEVATION, 200PR PROPOSED FRONT ELEVATION, 201EX EXISTING REAR ELEVATION, 201PR PROPOSED REAR ELEVATION, 202EX_PR EXISTING AND PROPOSED SECTION AA, 300 GROUND FLOOR DOOR

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):

Drainage system will remain as existing - It will not be affected by the proposed works

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

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 2

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	2

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

25. Site Area

What is the site area? 336 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

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