

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: | Yaruma | Surname: | Rodriguez |
| Company name: | Embassy of Venezuela in the UK | | | | |
| Street address: | 1 Cromwell Road | | Telephone number: | Country Code | National Number |
| | | | | | Extension Number |
| | | | Mobile number: | | |
| Town/City: | London | | Fax number: | | |
| County: | | | Email address: | | |
| Country: | UK | | | | |
| Postcode: | SW7 2HW | | | | |
| 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: | Craig | Surname: | Downie |
| Company name: | Studio Downie Architects LLP | | | | |
| Street address: | 29-31 Saffron Hill | | Telephone number: | Country Code | National Number |
| | | | | | Extension Number |
| | | | Mobile number: | | |
| Town/City: | London | | Fax number: | | |
| County: | Greater London | | Email address: | | |
| Country: | United Kingdom | | | | |
| Postcode: | EC1N 8SW | | craig@studiodownie.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):

Limited repairs and maintenance to the facades and roof including providing a new platform lift to the existing front lightwell providing wheel chair access from street level to the lower ground floor with a new lift enclosure extension to rear courtyard allowing access throughout to all floors; internal upgrade of the existing fabric involving essential strengthening of the timber roof, floor and wall structure, new services throughout, internal repairs to plaster walls, ceilings and cornices and general interior decoration with new toilet and cloakroom facilities to upgrade existing museum facility.

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="58"/> | Suffix: | <input type="text"/> |
| House name: | <input type="text" value="Miranda House"/> | | |
| Street address: | <input type="text" value="Grafton Way"/> | | |
| | <input type="text"/> | | |
| Town/City: | <input type="text" value="London"/> | | |
| County: | <input type="text"/> | | |
| Postcode: | <input type="text" value="W1T 5DL"/> | | |

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

| | |
|-----------|-------------------------------------|
| Easting: | <input type="text" value="529280"/> |
| Northing: | <input type="text" value="182164"/> |

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="Mr"/> | First name: | <input type="text" value="Richard"/> | Surname: | <input type="text" value="Black"/> |
| Reference: | <input type="text" value="CA\2011\ENQ\06644"/> | | | | |
| Date (DD/MM/YYYY): | <input type="text" value="22/12/2011"/> | (Must be pre-application submission) | | | |

Details of the pre-application advice received:

Following the submission of an application further consultation was held with the new Planning Officer and new Conservation Officer and with English Heritage. This resulted in the application being withdrawn and changes to the proposals: Placing the new lift closer to the existing house and repositioning the service riser; considerably reducing the bulk of the new lift enclosure and proposing a visually lightweight glass enclosure for the lift; removing the proposed roof terrace.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Incorporating a new platform lift in the existing front lightwell to provide wheelchair access. ACD Access and Inclusivity Report. SDA Drwg. No. 240/PD/201A; 202A and 211A.

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:

Store rooms provided

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

If Yes, please provide details:

Within the storage areas

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?

1338.0000

m3

0000

What is the volume of the part to be demolished?

61.250000

m3

00

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

Month:

01

Year:

1950

(Date must be pre-application submission)

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

Part of the rear extension to Miranda House (rebuilt following Second World War bomb damage and part remodelled in 1985)

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

Part of the rear extension to Miranda House - to allow construction of the new glass lift and improve access and general circulations to the lift and all parts of the building.

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):

Architect drawings - existing, demolition/alterations. SDA Drwg No. 240/PD/001 -006; 008 -012; 013A; 014 -016, 240/PD/101A -106A; 108A -112A; 115A -116A

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 | 3 | 3 | 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 | Note - cars are diplomatic spaces | | |

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 extension and house - brick work walls and timber windows

Description of *proposed* materials and finishes:

Existing extension alterations - to match existing.
Lift enclosure - aluminium framed glazing.

14. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Existing extension- lead sheet
Existing house - slate

Description of *proposed* materials and finishes:

Existing extension- new single ply bitumen membrane with proprietary paving system for maintenance access.
Existing house - slate to be repaired and replaced as existing where required.
New extension - new single ply roof membrane.

Windows - add description

Description of *existing* materials and finishes:

Existing extension - Timber sash windows
Existing house - Timber sash windows

Description of *proposed* materials and finishes:

Existing house - Timber sash doors to rear wall to link bridge to each floor to replace existing windows to match style/detailing of existing windows.

External doors - add description

Description of *existing* materials and finishes:

Existing extension - Timber doors to courtyard

Description of *proposed* materials and finishes:

Existing house - Existing house - Timber sash doors to rear wall to link bridge to each floor to replace existing windows to match style/detailing of existing windows.
New lift extension - aluminium framed doors as part of window cladding system

Ceilings - add description

Description of *existing* materials and finishes:

Mixture of existing plaster/lath and new plaster/plasterboard

Description of *proposed* materials and finishes:

All including existing retained and repaired as required

Internal walls - add description

Description of *existing* materials and finishes:

Mixture of existing plaster/lath and new plaster/plasterboard

Description of *proposed* materials and finishes:

All including existing retained and repaired as required

Floors - add description

Description of *existing* materials and finishes:

Stonework to the basement.
Wood boards to all other floors to be repaired and all fixings/levels checked

Description of *proposed* materials and finishes:

Stonework to the basement - to be retained
Wood boards to all other floors- carpet finish over.

Internal doors - add description

Description of *existing* materials and finishes:

Wood panelled doors

Description of *proposed* materials and finishes:

Existing wood panelled doors repaired and retained/ several new wood doors

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

Cast iron

Lighting - add description

Description of *existing* materials and finishes:

All to be removed

Description of *proposed* materials and finishes:

New lighting to complement interiors

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

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

Architect drawings - existing, demolition/alterations/proposed. SDA Drwg No. 240/PD/001 -006; 008 -012; 013A; 014 -016, 240/PD/101A -106A; 108A -112A; 115A -116A and 240/PD/201A -206A; 208A -209A; 211A -215A; 218.

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 | <input type="text"/> | | | | |

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):

Existing mains sewer in Grafton Way

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:

A small museum as part of a cultural centre with associated library, offices and meeting areas for the use of scholars and visitors

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

A small museum as part of a cultural centre with associated library, offices and meeting areas for the use of scholars and visitors

When did this use end (if known) (DD/MM/YYYY)? 01/01/2012

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

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 407.0 | 0.0 | 47.9 | 47.9 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | | 407.0 | 0.0 | 47.9 | 47.9 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

23. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 1 | 0 | 0 |
| Proposed employees | 1 | 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 | |
| D1 | 1pm | 6pm | 1pm | 6pm | | | <input type="checkbox"/> |

25. Site Area

What is the site area? 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:

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