

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No.

Fee

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning 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:	Clive	Surname:	Beecham	
Company name:						
Street address:	4 Norfolk Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	NW8 6HE					
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:	Andy	Surname:	Down	
Company name:	Archplan					
Street address:	1 Millfield Place			Country Code	National Number	Extension Number
				Telephone number:		0208 3415628
				Mobile number:		07720376620
Town/City	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	N6 6JP			archplan@hotmail.com		

3. Description of Proposed Works

Please describe the proposed works:

Construction of rear conservatory
Internal modifications

Has the work already been started without planning permission? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="19"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Chalcot Crescent"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 8YE"/>		

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

Easting:	<input type="text" value="527971"/>
Northing:	<input type="text" value="183977"/>

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

COPY OF ADVICE RECEIVED FOLLOWING SITE MEETING
RE: Pre Application Meeting 19 Chalcot Crescent Ref 6012
16/08/2012
Antonia Powell
To archplan architects
Dear Mr Down
Thank you for your message and I am sorry to have missed you on the telephone. Thank you also for taking the time to show me around No. 19 Chalcot Crescent earlier this week.
The property, as you know is Grade II listed. The interior has undergone late 20th century refurbishment and I am of the opinion that the plaster ceiling roses we discussed on the first floor are likely to be recent installations. Ceiling roses as decorative as this would not normally be found in back rooms to the upper floors. Much of the staircase joinery, including the hand rail and banisters has been replaced although it looks to me as if the actual stairs are original. The quality of the replacement joinery is good. A number of the doors and architraves to the upper floors may also have been replaced.
As we discussed I have had an opportunity to review the floor plan and consider the existing historic details and my comments on the proposals are as follows:
Top floor
I note that some changes to the original floor plan of rear rooms are likely to have taken place sometime during the later part of the twentieth century. With this in mind the inclusion of a modest shower room between the front and rear bedrooms may be possible. I do not remember seeing fire surrounds to these rooms but this will need confirming and my comments may be revised in light of additional information.
The cornicing to the stair well ceiling looks to be original and the historic proportions of the top landing are retained. As such I consider alterations to the floor plan to be detrimental to the spatial quality of the top landing and with the associated loss of historic fabric this part of the proposal would be unlikely to have my support.
First floor
The historic introduction of a bathroom to the back room has involved a substantial amount of additional joinery which appears to date from the late 20th century. The chimney breast is subsumed within the modern joinery and although the historic ceiling cornice is retained in situ the original layout of the room is somewhat compromised.
The proposed dressing rooms will not, in my opinion, cause further harm in listed building terms, to the spatial quality of the room. Services and pipes etc have already been introduced and providing the existing runs are reused wherever possible to avoid any additional harm to the fabric I have no objections to this part of the proposals.
The proposed basin within a recess to the smaller bathroom however is considered to be detrimental to the general layout and with the loss of a section of the original partition wall, is unlikely to have my support.
Upper ground floor
No change
Lower Ground floor
This part of the scheme is the most involved and has the potential to cause the greatest harm to the special interest of this listed building. I consider the rear elevation to be of importance as it retains its original openings and very little alteration to the original brickwork. Internally the stair case also appears to be original and the internal walls follow what looks to be the original layout of the basement. As we discussed the joinery of the windows, in my opinion, is original with fine box shutters and slender glazing bar sections. All these elements I believe, contribute to the historic significance of the building.
The proposed covering in of the side garden area is unlikely to effect the special character or appearance of the building and in principle I have no objections to this element of the proposals.
The removal of a substantial amount of the external walls to create large openings is, in my opinion, the most contentious element of the scheme. The loss of the historic openings, historic joinery and brickwork will, in my opinion, cause substantial harm to the appearance and character of the building and is unlikely to have my support. There may be scope however to create an opening to the side wall beyond the base of the staircase leading to the proposed covered conservatory area.
The removal of internal walls to the extent shown is also unlikely to have my support. As we discussed I would expect a clear indication of the historic layout to be retained in the form of masonry nibs and down stands.
The extent of retained historic joinery will need to be confirmed before I am able to advise you on the proposed changes to the stair case. If the joinery dates from the 20th century refurbishment then the reconfiguration may be acceptable. If the joinery is found to be historic then I would expect the stair to remain unaltered.
The proposed lowering of the garden level and changes to the utility space and w.c. will not impact on the historic interest and as such there is no objection.
I am on leave as from today but hope these comments are helpful. I am aware that your clients may find this report disappointing in parts however I will be happy to discuss revisions when I am back in the office and hope then to achieve a scheme which will then have my support.
Please note these are the informal views of an officer of the council and would not prejudice any subsequent decision taken by the council.
Antonia Powell
Senior Planner (Conservation) Development Management Team (West Area)
Regeneration and Planning
Culture and Environment
London Borough of Camden
Telephone: 020 7974 2648
Web: camden.gov.uk
6th floor
Town Hall Extension (Development Control)
Argyle Street
London WC1H 8ND

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	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	<input type="radio"/> Yes <input checked="" type="radio"/> No
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7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. 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:

London stock facing brick and painted stucco render

Description of *proposed* materials and finishes:

London stock facing brick and painted stucco render

Windows - add description

Description of *existing* materials and finishes:

painted softwood sash windows

Description of *proposed* materials and finishes:

painted softwood sash windows
Frameless glass double glazed units to conservatory extension

External doors - add description

Description of *existing* materials and finishes:

Panelled timber front door and glazed softwood door to garden
Aluminium framed glass conservatory structure to front

Description of *proposed* materials and finishes:

Panelled timber front door and glazed softwood door to garden
Aluminium framed glass conservatory structure to front to be removed and replaced with timber sash window and panelled door to lightwell

Ceilings - add description

Description of *existing* materials and finishes:

Plaster with cornices and ceiling roses

Description of *proposed* materials and finishes:

Plaster with cornices and ceiling roses

Internal walls - add description

Description of *existing* materials and finishes:

Studwork and plaster and brickwork to lower floors

Description of *proposed* materials and finishes:

Studwork and plaster and brickwork to lower floors

Internal doors - add description

Description of *existing* materials and finishes:

Panelled painted softwood doors

Description of *proposed* materials and finishes:

Panelled painted softwood doors

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

As existing drawings CC/01 - 08 inc
As proposed drawings CC/10 - 17 inc
Design and Access and Historic Impact Study

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):

As existing drawings CC/01 - 08 inc
As proposed drawings CC/10 - 17 inc
Design and Access and Historic Impact Study

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. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes☒ No

14. 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

15. 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

16. 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	
Name	Mr and Mrs Flannery c/o Knight Frank			<div></div>	
Number:	-57	Suffix:			
Street:	Wellington Place				
Locality:	London				
Town:					
Postcode:	NW8 7PB				
Title: <div>Mr</div> First name: <div>Andy</div> Surname: <div>Down</div>					
Person role: <div>Agent</div> Declaration date: <div>11/09/2012</div> <input checked="" type="checkbox"/> Declaration made					

Ref: 03: 1916

Planning Portal Reference:

002189870

16. 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

17. 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