

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:	Lawrence	Surname:	Dalton		
Company name:							
Street address:	6 Holly Terrace			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	N6 6LU						
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:	Caitriona	Surname:	Casey		
Company name:	Square Feet Architects						
Street address:	8a Baynes Mews			Telephone number:	Country Code	National Number	Extension Number
						0207 431 4500	
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	NW3 5BH				caitriona.casey@squarefeetarchitects.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):

Partial demolition of an existing two storey garage (rear and side wall, internal floor). Rebuilding of the garage, rear and side wall, internal floor, new doors and windows through out in existing openings.  
Demolition of an existing external covered walkway. Rebuilding of a new external covered walkway in same location as existing.  
The garage lies within the curtilage of an existing Grade II listed terraced house and is by default included in the listing.

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="6"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Holly Terrace"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="N6 6LU"/>		

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

Easting:	<input type="text" value="528127"/>
Northing:	<input type="text" value="187084"/>

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="Alan"/>	Surname: <input type="text" value="Wito"/>
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Reference:

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

Details of the pre-application advice received:

#### 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?

187.00000000

m<sup>3</sup>

What is the volume of the part to be demolished?

187.00000000

m<sup>3</sup>

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

Month: Year: 

1920

(Date must be pre-application submission)

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

We are assuming that the garage (two storey) and external covered walkway were built in the 1920's.  
The garage is constructed of brick work, painted/ rendered.  
The walkway is constructed of a dwarf brick wall, with steel posts encased in timber and timber frame holding up a glazed covering.  
We are proposing to demolish the rear and one side wall and the internal floor of the garage and the whole of the covered walkway.

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

The existing garage structure is in a poor state of repair and has been assessed as being unsafe by a structural engineer. The structure of the internal floor has been undermined following years of corrosion by water (a car was washed daily in this first storey garage which has no drainage in the floor).  
The external glazed walkway is also in a poor state; cracked glass, badly rusting steel structure and rotting timber encasing.

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):

1204 Design + Access Statement

1204

L

002

EXISTING LOCATION & SITE PLAN

1204

L

011

EXISTING LOWER GROUND FLOOR PLAN

1204

L

012

EXISTING UPPER GROUND FLOOR PLAN

1204

L

015

EXISTING STREET ELEVATION

1204

L

016

EXISTING INTERNAL C.YARD GARAGE ELEVATION

1204

L

017

EXISTING SIDE ELEVATION

1204

L

018

EXISTING SECTION AA

1204

L

031

PROPOSED LOWER GROUND FLOOR PLAN

1204

L

032

PROPOSED UPPER GROUND FLOOR PLAN

1204

L

035

PROPOSED STREET ELEVATION

1204

L

036

PROPOSED INTERNAL C.YARD GARAGE ELEVATION

1204

L

037

PROPOSED SIDE ELEVATION

1204

L

038

PROPOSED SECTION AA

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

Ref: 08: 2309 Planning Portal Reference:

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	1	1	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:

Rendered/ painted brickwork. High level ironwork to front and rear walls - sitting on top of existing walls.

Description of *proposed* materials and finishes:

Rendered/ painted brickwork to match existing. High level ironwork retained and reused.

Roof covering- add description

Description of *existing* materials and finishes:

Garage: Bituminous felt covering  
Walkway: Timber frame, glazed panels

Description of *proposed* materials and finishes:

Garage: Single ply membrane  
Walkway: PPC aluminium frame, glazed panels

Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - add description

Description of *existing* materials and finishes:

Timber framed, mix of leaded and non-leaded windows.

Description of *proposed* materials and finishes:

Timber framed, non-leaded windows.

External doors - add description

Description of *existing* materials and finishes:

Timber framed and timber panel doors

Description of *proposed* materials and finishes:

Timber framed and timber panel doors, as close a match as possible

Ceilings - add description

Description of *existing* materials and finishes:

Exposed steel structure and timber joists.

Description of *proposed* materials and finishes:

New painted, plasterboard ceiling

Internal walls - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber stud, plasterboard and painted finish

Floors - add description

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Upper ground floor - concrete  
Lower ground floor - tiles (porcelain tbc)

14. Materials (continued)

Internal doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber frame and solid core timber door

Rainwater goods - add description

Description of *existing* materials and finishes:

Covered with ivy - assume cast iron

Description of *proposed* materials and finishes:

PPC aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

Existing garage front and side wall forms the boundary line - rendered brickwork.

Description of *proposed* materials and finishes:

Both the front and side wall are being retained and refurbished. Finish to match existing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Car is parked within the existing garage

Description of *proposed* materials and finishes:

Car will still be parked in the rebuilt/ refurbished garage

Lighting - add description

Description of *existing* materials and finishes:

Garage: No external lighting on existing

Walkway: External pendent lighting within walkway attached to the structure down the centre

Description of *proposed* materials and finishes:

Garage: No external lighting on proposed

Walkway: New to replace existing

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

1204 Design & Access Statement			
1204	L	002	EXISTING LOCATION & SITE PLAN
1204	L	011	EXISTING LOWER GROUND FLOOR PLAN
1204	L	012	EXISTING UPPER GROUND FLOOR PLAN
1204	L	015	EXISTING STREET ELEVATION
1204	L	016	EXISTING INTERNAL C.YARD GARAGE ELEVATION
1204	L	017	EXISTING SIDE ELEVATION
1204	L	018	EXISTING SECTION AA
1204	L	031	PROPOSED LOWER GROUND FLOOR PLAN
1204	L	032	PROPOSED UPPER GROUND FLOOR PLAN
1204	L	035	PROPOSED STREET ELEVATION
1204	L	036	PROPOSED INTERNAL C.YARD GARAGE ELEVATION
1204	L	037	PROPOSED SIDE ELEVATION
1204	L	038	PROPOSED SECTION AA

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Currently no foul sewage connection from garage. A new connection from the proposed WC to the existing house drainage will be created.

## 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:

The building is currently a garage.

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 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