

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:		Surname:			
Company name:	K&T London Limited						
Street address:	12 Provost Road			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:							
Postcode:	NW3 4ST						
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:	Paul	Surname:	McAneary		
Company name:	Paul McAneary Architects Ltd						
Street address:	6 Flitcroft Street			Telephone number:	Country Code	National Number	Extension Number
						02072400500	
				Mobile number:			
Town/City	London			Fax number:			
County:	Greater London			Email address:			
Country:	United Kingdom						
Postcode:	WC2H 8DJ				info@paulmcaneary.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):

The proposed scope of works to be carried out at 12 Provost Road are for internal refurbishment of all floors, two new roof dormers to match prevailing size of adjoining dormers, rationalization of the lower ground floor flank elevation, excavation of the lower ground floor by 500mm, replacing the existing conservatory with a new full width extension, straightening of the front dwarf boundary wall, new cobbled path to a new recycling timber box chest in the front garden, external works in the rear garden.

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:12Suffix:

House name:

Street address:Provost Road

Town/City:London

County:

Postcode:NW3 4ST

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

Easting:527876

Northing:184457

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:

Comments based on drawings ref; Ex 00-07; 08 (roof plan) 08 (section BB); 09; GA00-06; 08 (roof plan); 08 (section BB); HS00-03 and, site inspection dated 16th May 2012.

**External works**

**Front boundary wall**

The existing boundary wall is bowed. Whilst there would not be an objection to straightening the dwarf wall you are recommended to reuse the materials and re-render to match.

**Rear extension**

Replacing the existing modern conservatory is not an issue from a design perspective. Moreover these properties were original design as ‘flat backed’. In this regard there is no in principle objection to a full width extension subject to any amenity implications with adjoining occupiers.

The proposed replacement structure is slightly larger than the existing but is still modest in scale on the building. In terms of the design a contemporary approach is considered appropriate.

Works affected trees. You are advised to submit a full arboriculture report showing the affects of the works on trees as part of any application.

**Side Extension**

Replacing the temporary lean-too roof is likely to be acceptable. This should remain as lightweight as possible to avoid a sense of ‘infilling’ this space.

**Roof dormers**

Installing 2 new roof dormers would be consistent with many of the dwellings in the street and is unlikely to cause concern subject to not being over size (match prevailing size of adjoining dormers and be set within roof space)

However the cumulative impact of the slot rooflights between the dormer as well as the large rooflight above the main staircase are considered to unduly clutter the roof pitch and should be removed from any proposals.

**Internal alteration**

**Lower ground floor**

Whilst it is acknowledged that alterations have taken place on this level, the original layout is still clearly discernible. It would be expected that the hallway, and definition between the front and rear rooms should be retained.

Enlarging the French door opening on the rear façade would result in loss of fabric and ability to appreciate the rear building line at this level and is strongly discouraged.

Moreover lowering the floor to the extent proposed as well as creating a secondary lowered section of floor would unduly impact on the hierarchy of the building.

Lowering the floor to a depth which better respects the original hierarchy of the dwelling may be appropriate given the lack of features which would be affected.

Any excavation and underpinning would require a suitable level of information pursuant to the level of work, including a BIA. Please also refer to our validation requirements in this respect.

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

**Ground floor**

The ground floor is considered to be the principal floor in the house as such the use of the front room as a bathroom and its associated subdivision is likely to be unacceptable regardless of the height or reversibility of the works.

Blocking and widening the existing door to the front room, as well as removing the majority of the spine wall would harm the original layout.

**First Floor**

It was not possible to ascertain whether the stair from the first floor to the second floor was original or not. However it is certainly in its original location and as such it would be expected that it should be preserved. From experience many other similar houses in the area have stairs of similar size and pitch which have been retained. In this regard the and without further evidence to the contrary the existing stairs should be retained.

Notwithstanding this, the alterations to the floor plan do not respect to the original layout and are likely to be contentious; The alterations would reduce the size of the landing and would affect the position of the original openings to the rooms at this level and result in the repositioning of the original walls which should be avoided.

Furthermore the subdivision of the rooms to create walk-in closets would unduly subdivide the original proportions of the space and cut across the chimney breasts.

The repositioning of the door to the front bathroom would harm the original layout. Reinstating the door to its original location would be welcomed.

The small, functional link under the staircase and potential insertion of w/c in this location allow the original layout to be discerned and is not likely to cause concern, subject to appropriate servicing arrangements.

Creating a sunken bath in the rear bathroom is likely to result in the removal of joists which span from party wall to party wall and cause disruption to the structure of the house at this level.

Note: The Council would not be able to approve drawings which are not an accurate representation of what exists on site.

**Second floor**

The proposed works are not considered to unduly affect any historic fabric or character of the space at this level. However, careful consideration needs to be given to servicing the proposed new bathrooms. This should be made clear as part of any application.

All features and fabric should be retained unless stated on the application drawings and included with schedule of works submitted as part of any application.

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:

PMA161\_GA01 Proposed Ground Floor

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

☒ Yes ☐ No

If Yes, please provide details:

PMA161\_GA01 Proposed Ground Floor

## 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?

743.35000  
000 m<sup>3</sup>

What is the volume of the part to be demolished?

25.090000  
00 m<sup>3</sup>

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

Month: 04

Year: 2000

(Date must be  
pre-application submission)

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

modern glass conservatory to rear of the property

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

new design as per pre-application full advice of conservation officer

## 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):

PMA161\_GA00 Proposed Lower ground floor  
PMA161\_GA01 Proposed Ground Floor  
PMA161\_GA02 Proposed First Floor  
PMA161\_GA03 Proposed Second Floor  
PMA161\_GA04 Proposed Rear Garden  
PMA161\_GA05 Proposed Front elevation  
PMA161\_GA06 Proposed Rear elevation  
PMA161\_GA07 Proposed Side elevation  
PMA161\_GA08 Proposed Roof Plan  
PMA161\_GA09 Proposed Section AA  
PMA161\_GA10 Proposed Section BB  
PMA161\_GA11 Proposed Section CC  
PMA161\_GA12 Proposed Section DD

## 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:

Painted stucco. Coursing lines are set into the render on rear facade.

Description of *proposed* materials and finishes:

Coursing lines that are set into the render on rear facade will be retained. No alterations are proposed a part from changing the existing colour to a warmer pastel grey to match colour scheme of houses in same group listing on Provost Road.

Roof covering- add description

Description of *existing* materials and finishes:

Natural slate roof tiles.

Description of *proposed* materials and finishes:

Natural slate roof tiles and traditional lead roof coverings to flat roof of new roof dormers.

Chimney - add description

Description of *existing* materials and finishes:

Rendered bricks.

Description of *proposed* materials and finishes:

As existing. No proposed alterations.

Windows - add description

Description of *existing* materials and finishes:

Painted timber frame sashes and casement windows

Description of *proposed* materials and finishes:

As existing.

External doors - add description

Description of *existing* materials and finishes:

painted timber frame external doors

Description of *proposed* materials and finishes:

As existing. New security frosted glass door to replace frameless fixed glassing to side elevation

Ceilings - add description

Description of *existing* materials and finishes:

Painted ceilings

Description of *proposed* materials and finishes:

As existing. New plasterboard ceiling to replace non original plasterboard ceiling on lower ground floor.

Internal walls - add description

Description of *existing* materials and finishes:

Paint finished internal walls + recently refurbished with lining paper mainly on first floor

Description of *proposed* materials and finishes:

As existing. We propose to remove the lining paper, make good internal walls and paint finish. New polished plaster finish on lower ground floor.

Floors - add description

Description of *existing* materials and finishes:

- original timber floor boards on ground floor  
- non original stone tiles onto concrete screed on lower ground floor  
- carpet on other floors

Description of *proposed* materials and finishes:

- we propose to repair, make good and seal existing timber floor boards  
- new stone floor covering over concrete screed on lower ground floor

14. Materials (continued)

Internal doors - add description

Description of *existing* materials and finishes:

paint finish

Description of *proposed* materials and finishes:

as existing

Rainwater goods - add description

Description of *existing* materials and finishes:

painted cast iron and grey plastic pipe work

Description of *proposed* materials and finishes:

as existing

Boundary treatments - add description

Description of *existing* materials and finishes:

-rendered bricks to front boundary wall  
-brick boundary wall to rear garden

Description of *proposed* materials and finishes:

-we propose straightening the dwarf front boundary wall reusing same materials and re- render to match.  
- minor repairs to brick facing boundary walls to rear garden

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

- recently replaced ceiling recessed down lighters on lower ground and second floor and in bathrooms on first floor.  
- pendant lights in hall way on ground floor, on first floor front and rear bedroom.  
- floor lamps in front and rear room on ground floor

Description of *proposed* materials and finishes:

- new ceiling recessed down lighters on lower ground with and second floor and in bathrooms on first floor.  
- new pendant lights to replace existing in hall way on ground floor.  
- floor lamps in front and rear room on ground and first floor.

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

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

PMA161\_GA00 Proposed Lower ground floor  
PMA161\_GA01 Proposed Ground Floor  
PMA161\_GA02 Proposed First Floor  
PMA161\_GA03 Proposed Second Floor  
PMA161\_GA04 Proposed Rear Garden  
PMA161\_GA05 Proposed Front elevation  
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PMA161\_GA09 Proposed Section AA  
PMA161\_GA10 Proposed Section BB  
PMA161\_GA11 Proposed Section CC  
PMA161\_GA12 Proposed Section DD

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):

12 Provost Rd - CTP BIA Statement  
BIA - Appendix A  
PMA161\_EX00 Existing Lower ground floor  
PMA161\_EX01 Existing Ground Floor

## 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

## 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	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

268.3

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: 

Mr

First name: 

Paul

Surname: 

McAneary

Person role: 

Agent

Declaration date: 

20/07/2012

☒ 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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="McAneary"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="20/07/2012"/>	<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.



Date	<input type="text" value="20/07/2012"/>
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