

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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Telephone : 020 7974 1911
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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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Thomas"/>	Surname:	<input type="text" value="Freeman"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="6c Oak Court"/>				Telephone number:
	<input type="text" value="St Albans Villas"/>				
	<input type="text" value="Highgate Road"/>				
Town/City:	<input type="text" value="London"/>				Mobile number:
County:	<input type="text" value="London"/>				Fax number:
Country:	<input type="text"/>				Email address:
Postcode:	<input type="text" value="NW5 1QU"/>				<input type="text" value="thomaswefreeman@gmail.com"/>

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

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):

I would like to replace 2 timber single-glazed vertical sliding windows in my property with 2 timber double-glazed vertical sliding windows. The 2 windows are at the rear of my flat, which is situated on the top floor of the building (the 2nd floor). Both windows are timber single glazed vertical sliding windows, measuring approximately 1500mm tall x 900mm wide. These are relatively old windows and due to their single glazed construction they do not have very good thermal performance. In the winter you can feel the rooms are a lot colder than the rest of the flat and when you look at the windows in detail, there are holes in some of the joints that let air straight in (unfortunately too big for draft proofing to resolve). Their single pane nature is also clearly not as good for thermal insulation as double or triple glazed units.

I therefore would like to replace both of these windows with double glazed timber vertical sliding sash windows. I want to replace them like-for-like (except for them being double, rather than single glazed). The specification for the new windows (other than glazing) is identical to those already in situ - including details such as the weight and pulley mechanisms, the lack of sash horns, the Georgian bars, hardwood cills, wooden painted finish and ironmongery. The current windows do not feature any ventilation (trickle vents or otherwise) and so my plan is not to include these on the new windows either. The rooms the windows are located in are bedrooms, so I do not think they have excessive ventilation requirements.

I have spent several months researching the different types of timber windows available in order to find like-for-like replacements and also reputable companies who can complete the work.

I am the leaseholder of my flat, with Camden Council owning the freehold. I have already written and received permission from them as the freeholder to replace the windows (see supporting documents - Email to Camden Council).

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Oak Court"/>		
Street address:	<input type="text" value="St. Albans Villas"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW5 1QU"/>		

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

Easting:	<input type="text" value="528344"/>
Northing:	<input type="text" value="186255"/>

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="Edward"/>	Surname:	<input type="text" value="Bailey"/>
Reference:	<input type="text" value="ENQ07374"/>				
Date (DD/MM/YYYY):	<input type="text" value="07/12/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

I wrote to Camden Council Planning Consultation Team for advice on what would be considered if I did make an application for planning permission and listed building consent to replace the rear windows in my property. The response I got was as follows:
Dear Mr Freeman,
Thank you for your enquiry regarding the above mentioned property. In answer to your questions I would advise that the key requirements would be to demonstrate the change is not going to have any negative impact on the building both visually and physically. So issues like the thickness of window bars, the materials used as well as the issue of air flow all need to be considered and justified.
In regards to you second question around grants I would advise it is unlikely we have grants for a change in windows in listed buildings, however more information on grants for improving the energy performance of buildings is available here which may be a potential option. Or possibly an organisation such as English Heritage may be able to help but I would advise that the move to double glazing may not be welcomed (depending on the property).
Should you have any further questions please let me know.
Kind Regards,
Edward
Edward Bailey
Planner (Advice and Consultation Team)
Planning and Regeneration
Culture and Environment directorate
London Borough of Camden
Town Hall extension,
Argyle Street,
WC1H 8EQ
Tel.: 020 7974 5068

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
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

If Yes, please provide details:

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

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):

I have attached photographs of the existing windows as well as sectional and elevation drawings of the existing windows.
I have also attached sectional and elevation drawings of the proposed windows.

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):

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

2 timber single glazed vertical sliding windows.

Traditional box sash windows operated by weights and pulleys.

Each sash (2 per window) is split in to 6 panes via Georgian bars (18mm thick). The 2 vertical Georgian bars are 170mm in from either side of the sash. The horizontal Georgian bar is at the mid point of each sash.

Frame and sash are made from softwood, with white painted finish.

Cill appears to be hardwood.

Description of *proposed* materials and finishes:

2 timber double glazed vertical sliding windows

Traditional box sash windows operated by weights and pulleys.

Each sash (2 per window) will be split in to 6 panes via Georgian bars (18mm wide). The 2 vertical Georgian bars on each sash will be 170mm in from either side. The horizontal Georgian bar will be at the mid point of each sash.

Frame and sash will be made from softwood, with white painted finish.

Cill will be made from hardwood.

Are you supplying additional information on submitted drawings or plans?

Yes No

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

Photographs of existing windows (JPEG files attached).

Sectional and elevation drawing of existing windows.

Sectional and elevation drawing of proposed windows.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

I do not expect the installation of new windows to create any foul sewage.

Are you proposing to connect to the existing drainage system?

Yes No Unknown

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:

2 bedroom residential flat.

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	

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:

No commercial use of the site. The property will remain a residential flat.

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 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: Camden Council Number: <input type="text"/> Suffix: <input type="text"/> Street: Judd Street Locality: <input type="text"/> Town: London Postcode: WC1H 9JE	25/11/2011
Name: Elisa Alvares Number: 6 Suffix: A Street: Oak Court, Highgate Road Locality: <input type="text"/> Town: London Postcode: NW5 1QU	28/04/2012
Name: Thea Lewis Number: 6 Suffix: B Street: Oak Court, Highgate Road Locality: <input type="text"/> Town: London Postcode: NW5 1QU	28/04/2012

Title: Mr First name: Thomas Surname: Freeman
Person role: Applicant Declaration date: 16/06/2012 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: Mr First Name: Thomas Surname: Freeman
Person role: Applicant Declaration date: 16/06/2012 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: 16/06/2012