

Planning Services
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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:	Ms	First name:	Gillian	Surname:	Mosely
Company name					
Street address:	36a Lambs Conduit Street			Telephone number:	
				Mobile number:	
Town/City	London			Fax number:	
County:	London			Email address:	
Country:					
Postcode:	WC1N 3LD				

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):

Proposal for two story extension in the rear courtyard with diminished bulk so as not to dwarf the original building. This will involve leveling out of the rear area to its lowest point and the demolition of the upstairs part of the wall of the current extension which is not deemed to be of historic parity. This work will create a living room and a master bedroom, with adjacent bathroom and dressing room, will use a retractable glass roof to create indoor/outdoor space in the living room which is one floor higher than existing courtyard and will get the sun where existing does not, will give occupant a higher level of privacy while addressing concerns of new issues the work may raise, and will make this historic part of the building much more eco-friendly.

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="36"/>	Suffix:	<input type="text" value="A"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="LAMBS CONDUIT STREET"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1N 3LD"/>		

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

Easting:	<input type="text" value="530670"/>
Northing:	<input type="text" value="181949"/>

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"/>	First name:	<input type="text" value="Jennifer"/>	Surname:	<input type="text" value="Walsh"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="03/11/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

After a quick look at the revised drawings they appear to be in line with the previous recommendations made. Therefore, you are now advised to submit a full planning application for further formal consideration of this proposal by the Council.

previous advice:

Sent: Wednesday, 12 October 2011, 12:05

Subject: 36a Lambs Conduit Street

Dear Adrian,

Further to our meeting on Thursday 6th October I have been able to discuss the findings with both Tina and Charlie. It is considered that the building is of architectural importance and therefore we would not grant permission for anything which has a detrimental impact on the Listed Building, nor the wider conservation area. On top of such issues, concerns have also been raised as to the close proximity of the application site to the neighbouring property and amenity issues.

As such, revisions are sought to the existing scheme which was refused. In respect to what was discussed at the meeting, it is considered that the ground floor element shows the existing internal wall being retained within the proposal which is acceptable and encouraged. The concern was raised as to the first floor addition which is proposed. It is considered that such an element needs to be reduced in bulk so as not to be read as a dominant addition. Through looking at detail at the drawings it is considered that reducing the depth of this level by approx 1.5m, a significant reduction in bulk would be obtained and would allow the outbuildings and the addition to be read as separate entities in their own right. As concern was also raised in relation to the amenity of the proposed extension and the host building, the council would not be able to support a proposal for a roof terrace in this location.

Therefore in reference to your email sent on the 6th October, I can confirm that I would like to see the following elements included within any proposal:

i) Recess the two storey side extension by 400mm making it subservient to the out-buildings;

ii) Retain the 1m step back to the ground storey bedroom. This retains the existing terrace steps and creates an overhang to mitigate overlooking views;

I would also advise investigating obscure glazing which could be applied to the doors overlooking the existing courtyard.

I trust this information is of assistance, yet if you require any further clarification on any of the points raised, please do not hesitate to contact me.

Regards

Jennifer

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

If Yes, please provide details:

bags are collected weekly by Camden recycling service

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?

000 m³

What is the volume of the part to be demolished?

0 m³

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

Month: Year: (Date must be pre-application submission)

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

The existing rear extension originally formed part of a much larger stable block and out houses. The lower part of the building contains historic features however the upper portion of the building has been re-built or altered so that these features no longer survive.

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

To allow for the addition of a living room and master bedroom and bathroom suite to add to the existing flat in the lower part of the house which currently has neither. In addition there are privacy and environmental concerns that the extension will address. Finally, the lower courtyard gets little sunlight and in raising it and building a retractable glass roof, this area will be usable as sunny outside space in summer.

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):

See proposed plans

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:

brick with wooden-framed glass windows

Description of *proposed* materials and finishes:

brick with wooden framed glass windows

Roof covering- add description

Description of *existing* materials and finishes:

Flat bitumen-covered roof

Description of *proposed* materials and finishes:

Flat bitumen-covered roof and glass roof

Chimney - add description

Description of *existing* materials and finishes:

none on this extension

Description of *proposed* materials and finishes:

none on this extension

Windows - add description

Description of *existing* materials and finishes:

wood-framed windows

Description of *proposed* materials and finishes:

wood-framed windows

External doors - add description

Description of *existing* materials and finishes:

plain wood door

Description of *proposed* materials and finishes:

plain wood or wood and glass door

Ceilings - add description

Description of *existing* materials and finishes:

plastered and painted

Description of *proposed* materials and finishes:

plastered and painted

Internal walls - add description

Description of *existing* materials and finishes:

plastered and painted

Description of *proposed* materials and finishes:

plastered and painted with some brickwork left exposed if it is possible to do so without losing too much heat.

Floors - add description

Description of *existing* materials and finishes:

wood

Description of *proposed* materials and finishes:

wood. We also believe there is an original stone floor underneath part of this area. If it is in tact we will use this here and wood elsewhere.

Internal doors - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

painted wood

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

lead piping and drainage

Description of *proposed* materials and finishes:

lead piping and drainage

Boundary treatments - add description

Description of *existing* materials and finishes:

brick walls

Description of *proposed* materials and finishes:

brick walls

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Lighting - add description

Description of *existing* materials and finishes:

recessed spotlighting

Description of *proposed* materials and finishes:

recessed spotlighting and hanging and wall chandeliers

Are you supplying additional information on submitted drawings or plans?

☐

Yes

☒

No

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

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:

A small downstairs room is being used as a storage room, a small upstairs room as a bedroom in the summer as it is too cold during winter, and the lower courtyard is empty

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?

131

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:

none

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.



Date