

Planning Services
Camden Town Hall
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For office use
Date
Payee
App. No. Fee

**Application for listed building consent for alterations,
extension or demolition of a listed building.
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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

The existing rear glass conservatory dates back to the 70s and stands on the original basement walls, which project from the main elevation into the rear garden. The conservatory sits back from the adjoining extension next door and is bounded on the other side by the projecting garden entrance. The glazed structure has no architectural merit and due to the use of single glazing panes does not retain heat. It is proposed to replace this structure with a fully insulated structure of almost same proportions, again supported and not exceeding the existing original basement retaining walls. The width and height of the rear ground floor window is to be maintained but the cill and wall section beneath are proposed to be altered so as to form a jib door arrangement giving access from the rear room into the new extension. Optionally there is a suggestion to unite front and rear room at ground level with a folding double door to enhance the space and provide contemporary living arrangements. With the new level access onto the rear terrace the garden door from the hallway is no longer required. It is proposed to convert the space into a WC and shower room. The masonry work is proposed to be finished in stucco in keeping with existing materials and to match and provide continuity with the adjoining extension.

Has the work already started without planning permission? Yes No

4. Site Address Details

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

Description:

House:	<input type="text" value="26"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="JOHN STREET"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="WC1N 2BW"/>		

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

Easting:	<input type="text" value="530825"/>
Northing:	<input type="text" value="182055"/>

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

If Yes, please describe and include the planning application reference number(s), if known:

Ref: 2010/6389/L - Withdrawn

Refused on the following grounds:

Further to our meeting please find below a summary of the concerns with the current proposal (following my detailed email of the 17/01/2011);

The scale, bulk, materials and appearance of the extension. The extension is unacceptable as it is considered to be bulky and over scaled.

The internal floor structure

The loss of the ground floor rear window

The proposal to create an access to the extension from the rear room of the main house, is considered unacceptable in principle as it will compromise the character of the room and the appearance of the building's rear elevation. Access should be retained through the wing, leaving the room, character and appearance of the original principal floor level intact.

Elizabeth Beaumont
Planning Officer

6. 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="Elizabeth"/>	Surname:	<input type="text" value="Beaumont"/>
Reference:	<input type="text" value="2010/6389/L"/>				
Date (DD/MM/YYYY):	<input type="text" value="02/06/2011"/>	(Must be pre-application submission)			
Details of the pre-application advice received:					
<input type="text" value="Please see attached email correspondence"/>					

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

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. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

9. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

White PVC & Glass, London stock brick. Timber sash windows.

Description of *proposed* materials and finishes:

Stucco to match surrounds & London 2nd hand Stock brick to match existing.

Roof covering- add description

Description of *existing* materials and finishes:

PVC & Glass - (to existing conservatory)

Description of *proposed* materials and finishes:

Mineral roofing felt, Glass skylight.

Windows - add description

Description of *existing* materials and finishes:

Timber sash windows

Description of *proposed* materials and finishes:

no changes proposed

Ceilings - add description

Description of *existing* materials and finishes:

As roof (to conservatory)

Description of *proposed* materials and finishes:

To match existing within house

Internal walls - add description

Description of *existing* materials and finishes:

plaster on brick, or timber stud, to be confirmed on site.

Description of *proposed* materials and finishes:

to match existing.

Floors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Structural glass floor / ceramic tiles on timber or concrete structure

Internal doors - add description

Description of *existing* materials and finishes:

To be confirmed on site - otherwise, timber

Description of *proposed* materials and finishes:

To match existing

Rainwater goods - add description

Description of *existing* materials and finishes:

Aluminium on conservatory, cast iron

Description of *proposed* materials and finishes:

To match existing to conservatory

Are you supplying additional information on submitted drawings or plans?

Yes No

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

Please see Issue Sheet

10. 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? m³

What is the volume of the part to be demolished? 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:

Please see demolition drawings: 10292/0.0.1 - 0.0.4

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

The existing rear glass conservatory dates back to the 70s and stands on the original basement walls, which project from the main elevation into the rear garden. The conservatory sits back from the adjoining extension next door and is bounded on the other side by the projecting garden entrance. The glazed structure has no architectural merit and due to the use of single glazing panes does not retain heat. It is proposed to replace this structure with a fully insulated structure of almost same proportions, again supported and not exceeding the existing original basement retaining walls.

11. 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):

10292/0.0.1 - 0.0.4,
10292/1.1 - 1.3, 1.5 & 1.6
Design & Access Statement

12. 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

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

14. 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

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the 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

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

03/06/2011