

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: 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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

CONSENT HAS ALREADY BEEN GRANTED (31ST MARCH 2009 - 2008/1141/P AND 2008/1143/L) FOR THE CHANGE OF USE AND WORKS OF CONVERSION FROM FORMER OFFICE USE TO A LARGE SINGLE FAMILY DWELLING. THIS NEW APPLICATION IS TO AMEND AND IMPROVE THE EXISTING CONSENT. PROPOSALS ARE FOR AN AMENDED ENTRANCE STAIR AND REINSTATEMENT OF AN ORIGINAL WINDOW AT LOWER GROUND FLOOR LEVEL ; REINSTATEMENT OF THE ORIGINAL OPEN COURTYARD GARDEN AT REAR GROUND FLOOR LEVEL; IMPROVEMENT OF THE CONSENTED FIRST FLOOR REAR BALCONY; A NEW GARDEN TERRACE TO THE ROOF AND MINOR REVISIONS TO FLOOR PLANS THROUGHOUT.

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="12"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="GREAT JAMES STREET"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text" value="GREATER LONDON"/>		
Postcode:	<input type="text" value="WC1N 3DR"/>		

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

Easting:	<input type="text" value="530745"/>
Northing:	<input type="text" value="181971"/>

Description:

EARLY GEORGIAN MID-TERRACED TOWN-HOUSE ARRANGED OVER LOWER-GROUND, GROUND AND 3 UPPER FLOORS.

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="HUGH"/>	Surname:	<input type="text" value="MILLER"/>
Reference:	<input type="text" value="NA"/>				
Date (DD/MM/YYYY):	<input type="text" value="24/11/2010"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

CHARTER PROJECTS MET WITH SENIOR CASE OFFICER HUGH MILLER TO DISCUSS PROPOSALS ON THE 24TH NOVEMBER 2011 AND CORRESPONDED VIA EMAIL TO PROVIDE FURTHER INFORMATION AND DETAILS. MR MILLER VOICED NO MAJOR OBJECTIONS IN PRINCIPLE BUT URGED WE SEEK THE ADVICE OF CAMDEN CONSERVATION AND ENGLISH HERITAGE.
WE HELD 2 SITE MEETINGS WITH MS VICTORIA POUND OF CAMDEN CONSERVATION AND MR RICHARD PARISH OF ENGLISH HERITAGE ON TUESDAY 12TH OCTOBER 2010 AND THURSDAY 13TH JANUARY 2011 AND HAVE INCORPORATED ALL OF THEIR COMMENTS INTO THE 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:

THERE IS AN UNDER-PAVEMENT VAULT ACCESSED VIA THE LOWER GROUND STAIRWAY THAT WILL STORE REFUSE UNTIL COLLECTION DAY. ON COLLECTION DAY THE RUBBISH WILL BE TAKEN TO GROUND LEVEL BY THE HOME-OWNER AND PLACED IN BAGS PROVIDED BY THE COUNCIL TO BE HUNG ON RAILINGS

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

CAMDEN OPERATES A RECYCLING PROGRAMME BY PROVIDING CONTAINERS AND BAGS FOR BIODEGRADABLE WASTE AND PAPER. THIS IS ALSO STORED WITHIN THE UNDER PAVEMENT VAULT UNTIL COLLECTION DAY WHEN IT IS TAKEN UP TO GROUND LEVEL

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

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

TO THE REAR OF THE PROPERTY THERE IS A NON-ORIGINAL GLAZED ROOF STRUCTURE OVER THE ORIGINAL COURTYARD GARDEN. WE PROPOSE TO REINSTATE THE COURTYARD GARDEN BY DEMOLISHING THE GLAZED ROOF STRUCTURE.

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

TO REINSTATE THE ORIGINAL COURTYARD GARDEN

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):

PLANNING SUBMISSION DRAWING LIST 0039_ALL_LIST_A
 PROPOSED BASEMENT GENERAL ARRANGEMENT 0039_000_GAP_A
 PROPOSED GROUND FLOOR GENERAL ARRANGEMENT 0039_100_GAP_A
 PROPOSED FIRST FLOOR GENERAL ARRANGEMENT 0039_200_GAP_A
 PROPOSED SECOND FLOOR GENERAL ARRANGEMENT 0039_300_GAP_A
 PROPOSED THIRD FLOOR GENERAL ARRANGEMENT 0039_400_GAP_A
 PROPOSED ROOF TERRACE GENERAL ARRANGEMENT 0039_500_GAP_A
 PROPOSED FRONT AND REAR ELEVATIONS 0039_ALL_ELEV_A
 PROPOSED SECTIONS 0039_ALL_SECT1_A
 PROPOSED SECTIONS 0039_ALL_SECT2_A
 PROPOSED SECTIONS 0039_ALL_SECT3_A
 PROPOSED STANDARD FLOOR DETAILS 0039_ALL_DT_A
 PROPOSED DINING PANELLING ARRANGEMENT 0039_103_DT_A
 PROPOSED KITCHEN PANELLING ARRANGEMENT 0039_104_DT_A

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)

External walls - add description

Description of *existing* materials and finishes:

The external walls are constructed of brick with flat red brick arches above the windows with some later refacing in multi-coloured stock brick at the upper levels with cast iron balustrades to the street frontage

Description of *proposed* materials and finishes:

There are no proposals to alter the external walls

Roof covering- add description

Description of *existing* materials and finishes:

The existing roof is a reinforced concrete slab waterproofed with a bituminous asphalt surface overlaid by insulated concrete paving slabs.

Description of *proposed* materials and finishes:

It is proposed to remove the paving slabs and provide an insulated waterproof deck over the existing reinforced concrete slab. The finished flooring will be timber decking

Chimney - add description

Description of *existing* materials and finishes:

EXISTING CHIMNEYS ARE BRICK BUILT AND CAPPED IN CONCRETE TOPPED WITH SIMPLE TAPERED CHIMNEY POTS. BRICKS ARE POOR QUALITY LONDON STOCKS.

Description of *proposed* materials and finishes:

THERE ARE NO PROPOSED CHANGES TO THE EXISTING CHIMNEYS

Windows - add description

Description of *existing* materials and finishes:

THE EXISTING WINDOWS ARE FLUSH FRAMED SOME PLAIN, SOME REEDED WITH CORNER ROUNDELS. THE WINDOWS ARE A MIXTURE OF VICTORIAN AND GEORGIAN SASHES.

Description of *proposed* materials and finishes:

IT IS PROPOSED TO REPLACE THE WINDOWS WITH GEORGIAN STYLE TIMBER SASHES AND FRAMES

External doors - add description

Description of *existing* materials and finishes:

EXISTING DOORS ARE A MIXTURE OF MODERN DOORS AND PERIOD ARCHITRAVED DOORCASES AND PANELLED DOORS WITH THE MAIN ENTRANCE EXHIBITING ENRICHED CARVED BRACKETS CARRYING A HOOD AND PANELLED SOFFIT WITH PATTERNED RADIAL FANLIGHT ABOVE.

Description of *proposed* materials and finishes:

IT IS PROPOSED TO RESTORE THE MAIN ENTRANCE DOOR AND TO REPLACE ALL MODERN DOORS WITH TRADITIONAL PANELLED DOORS TO THE FRONT AND A MORE MODERN PARTLY GLAZED DOOR TO THE REAR COURTYARD

Ceilings - add description

Description of *existing* materials and finishes:

MANY OF THE EXISTING CEILINGS AND CORNICE ARE LATER ADDITIONS AND NOT ORIGINAL

Description of *proposed* materials and finishes:

CEILINGS WILL BE REPAIRED AND PLASTERWORK INSTALLED APPROPRIATE TO THE ORIGINAL GEORGIAN STYLE

Internal walls - add description

Description of *existing* materials and finishes:

THE EXISTING INTERNAL WALLS ARE A MIXTURE OF ORIGINAL PANELLING AND LATER ADDITION PLASTERBOARD ON STUD PARTITIONS

Description of *proposed* materials and finishes:

IT IS PROPOSED TO RESTORE THE PANELLING WHERE PRESENT AND TO CREATE NEW OVER-PANELLING WHERE BLOCKING UP OPENINGS (AS PER THE ORIGINAL CONSENT). WHERE NO PANELLING EXISTS SUCH AS ON THE UPPER FLOORS, WE PROPOSE INSTALLING STANDARD TIMBER STUD PARTITIONS WITH PLASTERBOARD OVER.

Floors - add description

Description of *existing* materials and finishes:

THE EXISTING FLOORS ARE A MIXTURE OF NON-ORIGINAL FLOORBOARDS AND PLY ARRANGED TO COVER SERVICES FOR THE PREVIOUS OFFICE BUILDING. AS A RESULT THE BOARDING HAS BEEN CUT AND PENETRATED EXTENSIVELY AND IS WARPED AND TWISTED OUT OF SHAPE

Description of *proposed* materials and finishes:

WE PROPOSE SALVAGING AS MUCH BOARDING AS IS PRACTICAL FOR RECONDITIONING AND REUSING SELECTIVELY; SUPPLYING NEW EXPOSED HARDWOOD TIMBER FLOORING, TONGUE AND GROOVE CHIPBOARD FLOORING UNDER CARPET IN BEDROOMS AND TILES TO BATHROOM FLOORS.

Internal doors - add description

Description of *existing* materials and finishes:

MANY OF THE INTERNAL DOORS HAVE BEEN REPLACED OR HAVE BEEN UPGRADED TO FIRE DOORS WITH ASBESTOS OVER PANELS.

Description of *proposed* materials and finishes:

WE INTEND TO REMOVE THE ASBESTOS AND WHERE FIRE DOORS ARE NECESSARY , UPGRADE THE DOOR PANELS KEEPING THE PROFILE OF THE ORIGINAL DOOR PANELS. OTHER MODERN DOORS WILL BE REPLACED WITH PANELLED DOORS TO MATCH THE ORIGINAL PANEL LAYOUT AND MOULDINGS

Rainwater goods - add description

Description of *existing* materials and finishes:

AT THE FRONT FAÇADE BETWEEN THE HOUSES, LEAD RAINWATER HEADS WITH LION MASKS AND LEAD PIPES ARE IN EVIDENCE WHEREAS TO THE REAR THE RAINWATER GOODS ARE PREDOMINANTLY THE MODERN PLASTIC VARIETY

Description of *proposed* materials and finishes:

WE DO NOT PROPOSE ALTERING THE RAINWATER GOODS TO THE FRONT BUT HAVE REGULARISED ALL SERVICES TO THE REAR TO DE-CLUTTER THAT ELEVATION AND HAVE SPECIFIED CAST IRON GOODS PAINTED BLACK.

14. Materials (continued)

Boundary treatments - add description

Description of *existing* materials and finishes:

THE PROPERTY IS A MID-TERRACED TOWNHOUSE THAT EXTENDS TO THE FULL PERIMETER OF THE SITE AND AS SUCH IS SEPARATED BY THE PARTY WALL AT THE REAR AND BOTH SIDES. TO THE FRONT THE PROPERTY IS SEPARATED FROM THE PUBLIC PAVEMENT BY THE BELOW GROUND BASEMENT ENTRANCE WITH TRADITIONAL RAILINGS ALONGSIDE AND A STEPPED ACCESS TO THE MAIN FRONT DOOR AT GROUND LEVEL.

Description of *proposed* materials and finishes:

THERE ARE NO PROPOSALS FOR ANY AMENDED BOUNDARY TREATMENTS

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

THERE IS NO EXISTING VEHICLE ACCESS AND HARD STANDING

Description of *proposed* materials and finishes:

THERE ARE NO PROPOSALS FOR VEHICLE ACCESS AND HARD STANDING

Lighting - add description

Description of *existing* materials and finishes:

THE EXISTING LIGHTING WAS ARRANGED TO SERVICE THE BUILDING'S PREVIOUS USE AS AN OFFICE BUILDING AND INCLUDED A MIXTURE OF PENDANTS, TRACK LIGHTING AND SPOTLIGHTS

Description of *proposed* materials and finishes:

THE LIGHTING DESIGN IS BASED ON USING A COMBINATION OF CEILING PENDANTS IN ORIGINAL POSITIONS COUPLED WITH FLOOR STANDING AND TABLE LAMPS TO MANY ROOMS. LIMITED USE OF DOWNLIGHTS IS PROPOSED IN THE KITCHEN AND BATHROOMS

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

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

PLANNING SUBMISSION DRAWING LIST 0039_ALL_LIST_A
PROPOSED BASEMENT GENERAL ARRANGEMENT 0039_000_GAP_A
PROPOSED GROUND FLOOR GENERAL ARRANGEMENT 0039_100_GAP_A
PROPOSED FIRST FLOOR GENERAL ARRANGEMENT 0039_200_GAP_A
PROPOSED SECOND FLOOR GENERAL ARRANGEMENT 0039_300_GAP_A
PROPOSED THIRD FLOOR GENERAL ARRANGEMENT 0039_400_GAP_A
PROPOSED ROOF TERRACE GENERAL ARRANGEMENT 0039_500_GAP_A
PROPOSED FRONT AND REAR ELEVATIONS 0039_ALL_ELEV_A
PROPOSED SECTIONS 0039_ALL_SECT1_A
PROPOSED SECTIONS 0039_ALL_SECT2_A
PROPOSED SECTIONS 0039_ALL_SECT3_A
PROPOSED STANDARD FLOOR DETAILS 0039_ALL_DT_A
PROPOSED DINING PANELLING ARRANGEMENT 0039_103_DT_A
PROPOSED KITCHEN PANELLING ARRANGEMENT 0039_104_DT_A

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

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

WE ARE PROPOSING USING THE EXISTING DRAINAGE SYSTEM BUT THERE WILL BE NO NEW CONNECTIONS. THERE WILL ALSO BE MUCH LESS FLOW THROUGH THE SYSTEM AS THIS WILL NOW BE A SINGLE DWELLING RATHER THAN AN OFFICE ACCOMMODATING CA. 20 PEOPLE.

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:

THERE IS NO CURRENT USE FOR THE SITE

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

THE PROPERTY WAS PREVIOUSLY USED AS A SOLICITORS OFFICE BUT HAS BEEN VACANT SINCE AT LEAST 2008

When did this use end (if known) (DD/MM/YYYY)? 04/09/2006

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?

00.02

hectares

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: 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