

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:	Keith	Surname:	Meikle		
Company name:	Argent Design Ltd						
Street address:	100 George Street			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	UK						
Postcode:	W1U 8NU						
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:	John	Surname:	Cameron		
Company name:	Argent Design Ltd.						
Street address:	100 George Street			Telephone number:	Country Code	National Number	Extension Number
						020 7563 4250	
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	W1U 8NU				john@argentdesign.co.uk		

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):

Internal and external works including demolition of existing rear extension with new replacement extension, alterations to third floor windows to front at no.34, and new fanlights over entrance doors to both houses.

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="-3,435"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="FITZROY SQUARE"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="W1T 6EY"/>		

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

Easting:	<input type="text" value="529154"/>
Northing:	<input type="text" value="182019"/>

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" value="Mr"/>	First name: <input type="text" value="Charlie"/>	Surname: <input type="text" value="Rose"/>
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

The principle of the cloakrooms in the new extension / bathrooms where shown is acceptable subject to resolving service runs.
In respect of 3 no. bathrooms on the top floor, CC negative on this issue as floor space required would mean a departure from historic layout.
No.35, second floor; permission would not be granted for a door between the front and back wall, as historic partition, so would need to circulate through stairwell.
No.34, second floor; permission would be granted for door through for ensuite as historic partition is partially modern infill.
New Rear Extension - Location of kitchen here is not an issue.
Charlie Rose confirmed that there is potential to create a service riser on the party walls.
Comfort Cooling / FCUs – Charlie Rose stated that they would discourage the use of comfort cooling, primarily due to the difficulties of integrating the services for this into the historic fabric. They would consider looking at this if its use was limited e.g. to bedrooms.
Charlie Rose stated that wallpaper and paint would be acceptable wall finishes.
Charlie Rose stated that he would like the stair to be stripped back to the original stone, with the steel beams removed.
Charlie Rose noted that very little original floor board is left. A schedule will need to be produced, one option being to put all original flooring in one space.

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:

At each house 1 no. underpavement vault is designated as a refuse and cycle space

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

If Yes, please provide details:

At each house 1 no. underpavement vault is designated as a refuse and cycle space, and they are of sufficient size to allow for separate storage of recyclable waste from general refuse.

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?

4745.00000000m³

What is the volume of the part to be demolished?

766.00000000m³

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

01

 Year:

1973

 (Date must be pre-application submission)

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

Lower Ground Floor, Ground Floor and First Floor Extension to rear constructed in 1973, comprising of steel and concrete structure, with external elevations in brick, with additional older internal structure at Lower Ground Floor level.

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

The replacement of the 1970s extension removes potentially contentious aspects of the proposal from the historic front sections of the houses.

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):

Please refer to drawing schedule

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	4	4
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:

Front Elevation - stone
Rear Elevation and 1970s Extension and Party Walls - brick

Description of *proposed* materials and finishes:

Front Elevation - stone
Rear Elevation, Party Walls and New Extension - brick (where new to match existing rear elevation)

Roof covering- add description

Description of *existing* materials and finishes:

Historic Front Section- Pitched Slate Roof, lead flashings and modern felt or similar dressings to valleys
1970s Extension to Rear - single ply roof with lead flashings

Description of *proposed* materials and finishes:

Historic Front Section- Pitched Slate Roof, lead flashings and modern felt or similar dressings to valleys.
New Extension to Rear - singly ply roof with lead flashings and flat rooflight, roof terrace area to be overboarded with timber decking

Chimney - add description

Description of *existing* materials and finishes:

Clay chimney pots on brick party walls

Description of *proposed* materials and finishes:

Existing retained; flues will be inspected and relined

Windows - add description

Description of *existing* materials and finishes:

Painted timber sash windows, single glazed

Description of *proposed* materials and finishes:

Painted timber sash windows where replaced at front, detail drawing to be provided for approval.
Painted timber windows to rear extension

External doors - add description

Description of *existing* materials and finishes:

Front Doors - six panel timber doors painted blue, with non-original fanlights above, side windows to either side.
Rear Doors - non historic timber doors

Description of *proposed* materials and finishes:

Front Doors - existing six panel timber doors restored and painted black, with fanlights above to replicate no.6 Fitzroy Square.
Rear Doors - painted timber doors to new extension

Ceilings - add description

Description of *existing* materials and finishes:

Refer to cornice / ceiling report

Description of *proposed* materials and finishes:

Existing cornices retained, and repaired where damaged
Existing ceilings retained, and repaired where damaged.
New ceilings in plasterboard.

Internal walls - add description

Description of *existing* materials and finishes:

Mixture of:
plastered solid walls,
historic timber studs with lathe and plaster,
non-original timber stud walls with plasterboard

Description of *proposed* materials and finishes:

Solid walls plastered
Historic timber studs retained as lathe and plaster
New partitions in timber stud with plasterboard

Floors - add description

Description of *existing* materials and finishes:

Lower Ground Floor - screeded concrete floor
Stair - cantilevered stone stair with topmost flight in concrete
Entrance Hall - assumed stone floor concealed by screed
Elsewhere - mixture of original and non-original timber floorboards, refer to floorboard plans

Description of *proposed* materials and finishes:

Refer to finishes schedule, in principle:
Stair - repaired and retained as stone
Entrance Hall - stone floor repaired and patched if required
Elsewhere - original floorboards carefully removed and installed in top floor bedrooms.

14. Materials (continued)

Internal doors - add description

Description of *existing* materials and finishes:

Refer to door elevations

Generally painted six panel timber doors with some non original plywood flush doors.

Description of *proposed* materials and finishes:

Existing six panel doors retained and restored

New doors to match existing six panel doors

Rainwater goods - add description

Description of *existing* materials and finishes:

Black painted cast iron rainwater goods to historic element

Grey plastic rainwater goods to 1970s extension

Description of *proposed* materials and finishes:

Black painted cast iron rainwater goods throughout

Boundary treatments - add description

Description of *existing* materials and finishes:

Front Elevation - black painted metal railings

Rear Extension - low level parapet wall

Description of *proposed* materials and finishes:

Front Elevation - existing black painted metal railings, repainted

Rear Extension - 2m high planted privacy screen

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Property is subject to Section 106 agreement.

Lighting - add description

Description of *existing* materials and finishes:

Majority of lighting fittings have been removed

Where remaining suspended strip lights

Description of *proposed* materials and finishes:

Refer to lighting layouts

Are you supplying additional information on submitted drawings or plans?



Yes



No

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

Please refer to drawing schedule

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):

Drainage Survey

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:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Language School
Change of use to residential was granted 26/10/2006.

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

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				2	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	4925.0	4925.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	4925.0	4925.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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:

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 7 - Town and Country Planning (General Development Procedure) Order 1995 & 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:MrFirst name:JohnSurname:Cameron

Person role:AgentDeclaration date:02/09/2010☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:MrFirst Name:JohnSurname:Cameron

Person role:AgentDeclaration date:02/09/2010☒ 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.

☒

Date14/09/2010