

Planning Services
Camden Town Hall
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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:	Robert	Surname:	Newmark
Company name:					
Street address:	Lower Maisonette 3 Lyndhurst Terrace			Telephone number:	Country Code National Number Extension Number
Town/City:	London			Mobile number:	
County:	London			Fax number:	
Country:	UK			Email address:	
Postcode:	NW3 5QA				
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:	Jonathan	Surname:	Clark
Company name:	Jonathan Clark Architects				
Street address:	2nd Floor 34-35 Great Sutton Street			Telephone number:	Country Code National Number Extension Number
Town/City:	London			Mobile number:	
County:				Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	EC1V 0DX			jonathan@jonathanclark.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):

Replace rear grey tiled extension structure/enclosure with new decorative brick construction walled balcony with new timber framed French windows in existing openings, to match existing adjacent balcony and windows.

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:	3	Suffix:	
House name:			
Street address:	LYNDHURST TERRACE		
Town/City:	LONDON		
County:			
Postcode:	NW3 5QA		

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

Easting:	526652
Northing:	185275

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:	Ms	First name:	Victoria	Surname:	Fowlis
Reference:	None - letter attached.				
Date (DD/MM/YYYY):	15/08/2008	(Must be pre-application submission)			

Details of the pre-application advice received:

We submitted a pre-planning enquiry on 15 August 2008 to Victoria Fowlis of Camden Conservation which followed a meeting with her at Camden's offices on 16 May 2008. A copy of the covering letter dated 15 August 2008 is attached for information.
We subsequently met with Charlie Rose of Camden Conservation and Richard Parrish of English Heritage on 7 October 2008 at 3 Lyndhurst Terrace for informal feedback regarding our proposals.
This application is a somewhat scaled down version of these original proposals at is just concerns the removal of the rear tiled extension structure and it's replacement with a rear balcony to match that of 1 Lyndhurst Terrace next door.
The feedback regarding the replacement of the rear tiled structure with a new brick arcaded terrace was positive. Some of the other points were less well received and do not form part of this 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?	<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 type="radio"/> Yes	<input checked="" type="radio"/> 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. 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?

2156.0000000000m³

What is the volume of the part to be demolished?

29.0000000000m³

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

Month: Year:

not known

(Date must be pre-application submission)

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

Remove the unsympathetic tiled extension structure to the rear of the building at ground floor level and reinstate the rear balcony – decorative brick construction to match no. 1 Lyndhurst Terrace. Reinstate with new French windows in the old/previous window openings. This would also involve removing the recently installed white painted timber structure adjacent to this. Please note that this structure was installed by the occupants of no. 1 Lyndhurst Terrace. We are proposing to add new timber framed French windows to the existing full height arched openings, to match existing windows.

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

Our client feels very strongly that this somewhat unattractive structure should be removed with the rear of the building being restored back to it's original state with a rear brick arched balcony to match that of 1 Lyndhurst Terrace. The existing structure is also in very poor condition.

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):

99/001, 002, 006-009, 101, 102, 106, 107, 147-153

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	1	1	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:

Rear ground floor extension (to be removed) is grey tiled concrete structure with glazed window opening. Adjacent to this is white painted timber structure.

Description of *proposed* materials and finishes:

London stock brick parapet balcony wall with a profiled brick coping to match that of the adjacent balcony at 1 Lyndhurst Terrace.

Roof covering- add description

Description of *existing* materials and finishes:

Felt roof in poor repair

Description of *proposed* materials and finishes:

There will be no roof covering

Chimney - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

none

Windows - add description

Description of *existing* materials and finishes:

Frameless single glazed window opening

Description of *proposed* materials and finishes:

Double glazed timber framed windows as shown on the drawings

External doors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

None - there will be no ceiling. carefully make good locally where existing ceiling/roof structure removed.

Internal walls - add description

Description of *existing* materials and finishes:

Painted plasterboard.

Description of *proposed* materials and finishes:

None - there will be no internal walls as structure is being removed. Carefully make good where existing structure removed.

Floors - add description

Description of *existing* materials and finishes:

Timber floorboards

Description of *proposed* materials and finishes:

Stone slabs

Internal doors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Rainwater goods - add description

Description of *existing* materials and finishes:

Black PVC rainwater pipes.

Description of *proposed* materials and finishes:

As existing

Boundary treatments - add description

Description of *existing* materials and finishes:

Brick garden walls

Description of *proposed* materials and finishes:

Brick garden walls

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Timber gates to Lyndhurst Terrace

Description of *proposed* materials and finishes:

As existing

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

External black painted metal carriage lights

Description of *proposed* materials and finishes:

As existing

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

99/001, 002, 006-009, 101, 102, 106, 107, 147-153

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

As existing

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:

Residential semi-detached property house

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:

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
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 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.

29. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	3 Lyndhust Terrace Ltd			12/04/2010	
Number:	3	Suffix:			
Street:	Lyndhust Terrace				
Locality:					
Town:	London				
Postcode:	NW3 5QA				
Title:	Mr	First name:	Jonathan	Surname:	Clark
Person role:	Agent	Declaration date:	12/04/2010	<input checked="" type="checkbox"/> 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:	Mr	First Name:	Jonathan	Surname:	Clark
Person role:	Agent	Declaration date:	12/04/2010	<input checked="" type="checkbox"/> 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 12/04/2010