

Planning Services
Camden Town Hall
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London WC1H 8EQ

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Telephone : 020 7974 1911
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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:	<input type="text" value="Mr & Mrs"/>	First name:	<input type="text" value="J"/>	Surname:	<input type="text" value="Maxwell"/>						
Company name	<input type="text"/>										
Street address:	<input type="text" value="13 Regent's Park Terrace"/>			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td></tr></table>	Country Code	National Number	Extension Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Town/City	<input type="text" value="London"/>			Fax number:	<table><tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td></tr></table>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
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County:	<input type="text"/>			Email address:	<input type="text"/>						
Country:	<input type="text" value="UK"/>										
Postcode:	<input type="text" value="NW1 7ED"/>										

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):

Demolition of existing single storey conservatory and side walls of rear extension on ground and lower ground floors and replace with new two storey extension between existing extension and party wall; Internal Works: removal of internal basement wall; relocation of bathroom and laundry to ground floor; modernization of mechanical and electrical systems including passive solar energy collection; increase of opening sizes on basement and ground floors; replacement of timber paneling to ground floor; new timber paneling to first floor; replacement and relocation of kitchen; replacement of bathrooms; alterations of partitions on second and third floors; reinstatement of blocked-up fireplaces; restoration of historic features; replacement existing rooflight with larger conservation rooflight; new modernization of mechanical and electrical systems including passive solar energy collection

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="13"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="REGENTS PARK TERRACE"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7ED"/>		

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

Easting:	<input type="text" value="528630"/>
Northing:	<input type="text" value="183814"/>

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="Joanna"/>	Surname:	<input type="text" value="Ecclestone"/>
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Reference:

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

Details of the pre-application advice received:

During our telephone conversation discussing the outline ideas of the proposal, she advised not to submit drawings pre-application due to the fact that this was not a large project and only Grade II listed. We discussed also that we have submitted drawings to the Primrose Hill CAAC for their review and comment, and had a telephone conversation with the duty planner.

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

An advanced set of the planning documents listed elsewhere have been sent to the Primrose Hill Conservation Area Advisory Committee. Also, a telephone conversation was had with the Camden Council duty planner. Also, a telephone conversation was had with Joanna Ecclestone from Camden Council.

9. 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

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?

885.00000000m³

What is the volume of the part to be demolished?

28.50000000m³

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

Month: 07Year: 1980

(Date must be pre-application submission)

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

We propose to demolish a modern, single-storey, single glazed conservatory extension (one wall and roof) of an indeterminate age. we also propose to demolish the side wall of the adjoining "closet" room; to remove the internal wall at the lower ground floor between the back room and the stair hall; to remove the cupboard under the stairs at the lower ground floor; to widen the opening between the lower ground floor back room and conservatory; to widen the doorway between the front and back rooms on the ground floor; to make a new doorway between the entrance hall and the front room on the ground floor; to make a new opening between the front and back rooms on the second floor; to move partitions on the third floor.

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

to modernise the internal workings of the house and allow for a more user-friendly and family-orientated home. to create a family orientated, garden facing kitchen, eating and sitting room on the ground floor. to create adjoining / connected "his and hers" home-offices on the ground floor, and a more formal dining and entertaining room on the ground floor. to create a more useful master bedroom suite on the second floor. to create three decent sized children's bedrooms on the third floor.

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):

Please refer to drawings 13RPT/S-01 for the location of the property. Please refer to drawings 13RPT/E-01, 13RPT/E-02, 13RPT/E-03, 13RPT/E-04, 13RPT/E-05, 13RPT/E-06, and 13RPT/E-07 for details of the existing conditions. Please refer to drawings 13RPT/A-01, 13RPT/A-02, 13RPT/A-03, 13RPT/A-04, 13RPT/A-05, 13RPT/A-06, and 13RPT/A-07 for details of the proposal.

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. 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			

15. Materials

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

15. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

flemish-bond stock brick with rusticated stucco lower ground and ground floors.

Description of *proposed* materials and finishes:

flemish-bond stock brick with rusticated stucco lower ground floor

Roof covering- add description

Description of *existing* materials and finishes:

asphalt to small roof terrace between ground and first floors; slate tiles with lead gutters and flashings to main roof.

Description of *proposed* materials and finishes:

asphalt to new flat roof to proposed extension - at the same level as the small roof terrace between ground and first floors; slate tiles with lead gutters and flashings to main roof repairs if required.

Chimney - add description

Description of *existing* materials and finishes:

flemish bond stock bricks with clay chimney pots and stone copings

Description of *proposed* materials and finishes:

n/a

Windows - add description

Description of *existing* materials and finishes:

white painted timber and single glazed float glass

Description of *proposed* materials and finishes:

white painted timber and single glazed float glass

External doors - add description

Description of *existing* materials and finishes:

white painted timber and single glazed float glass

Description of *proposed* materials and finishes:

white painted timber and single glazed float glass

Ceilings - add description

Description of *existing* materials and finishes:

painted gypsum plaster

Description of *proposed* materials and finishes:

painted gypsum plaster

Internal walls - add description

Description of *existing* materials and finishes:

painted gypsum plaster

Description of *proposed* materials and finishes:

painted gypsum plaster

Floors - add description

Description of *existing* materials and finishes:

ceramic tile, wood parquet, wood floorboards, carpet

Description of *proposed* materials and finishes:

ceramic tile, wood parquet, wood floorboards, carpet

Internal doors - add description

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

Rainwater goods - add description

Description of *existing* materials and finishes:

black painted cast iron

Description of *proposed* materials and finishes:

black painted cast iron

Boundary treatments - add description

Description of *existing* materials and finishes:

stock brickwork wall, timber fence

Description of *proposed* materials and finishes:

n/a

15. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

black painted metal carriage lamps

Description of *proposed* materials and finishes:

black painted metal carriage lamps

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Please refer to drawings 13RPT/S-01 for the location of the property. Please refer to drawings 13RPT/E-01, 13RPT/E-02, 13RPT/E-03, 13RPT/E-04, 13RPT/E-05, 13RPT/E-06, and 13RPT/E-07 for details of the existing conditions. Please refer to drawings 13RPT/A-01, 13RPT/A-02, 13RPT/A-03, 13RPT/A-04, 13RPT/A-05, 13RPT/A-06, and 13RPT/A-07 for details of the proposal.

16. 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):

no change is proposed for the existing drainage system. Please refer to drawings 13RPT/E-01, 13RPT/E-02, 13RPT/E-03, 13RPT/E-04, 13RPT/E-05, 13RPT/E-06, and 13RPT/E-07 for details of the existing conditions.

17. 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

18. 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

19. Existing Use

Please describe the current use of the site:

single family dwelling house

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

20. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

22. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

24. 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

25. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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26. Site Area

What is the site area?

27. 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

28. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

29. 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

30. 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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

30. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select 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: ☐

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

31. Declaration

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



Date