

Planning Portal No. PP-00620113.



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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 planning applications on council web sites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

11 DEC 2008

2008/0036/P

+ 2009/0173/L

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Mark	Surname:	Witzenfeld		
Company name:							
Street address:	13b West Heath Road			Country Code	National Number	Extension Number	
	Hampstead			Telephone number:			
Town/City:	London			Mobile number:			
County:				Fax number:			
Country:	UK			Email address:			
Postcode:	NW3 7UU						
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:	Nicholas	Surname:	Fleming		
Company name:	Canaway Fleming Architects						
Street address:	307-308 The Dutch House			Country Code	National Number	Extension Number	
	High Holborn			Telephone number:		0207 430 2262	
Town/City:	London			Mobile number:			
County:				Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	WC1V 7LL			n.fleming@canawayfleming.com			

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):

Removal and replacement of existing single storey rear extension and general refurbishment works

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)

Description:

House:	13	Suffix:	b
House name:			
Street address:	West Heath Road		
Town/City:	LONDON		
County:			
Postcode:	NW3 7UU		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	525717		
Northing:	186359		

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: Mr First name: John Surname: Sheehy

Reference: 2008/4244/P

Date (DD/MM/YYYY): 11/11/2008 (Must be pre-application submission)

Details of the pre-application advice received:

The previous scheme was amended to suit the comments from John Sheehy and Charles Rose [Listed Buildings Officer]. The two officers visited site and are intimate with the proposals. The amendments were sent to Camden in November 2008 who agreed by e-mail that the amendments were acceptable to them. This application contains these amendments.

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:

In bins to match existing

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:

We have dealt with the adjoining neighbours and local residents group in our earlier proposal. We received a letter of support and no objections. These are still on Camden's files for the application ref: 2008/4244/P and 2008/4348/L

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ 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? 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:

Single storey rear extension of a modern type with a lean-to roof and glazed rear elevation.

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

The existing rear extension is poorly constructed from materials that are both incongruous with the older listed building and not suitable to maintain basic shelter functions of weather-tightness and insulation. The walls allow major damp penetration and the roof is of sheet plastic. The existing extension is entirely inappropriate.

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):

051-A-0900 Rev A Design Statement
051-A-0100a-d Rev A Existing Plans
051-A-102a-c Rev A Existing Elevations
051-A-103 Rev A Existing Section
051-A-104a-b Rev A Existing Garage Plans and Section
051-A-105b-d Rev A Proposed Floor Plans
051-A-106a-c Rev A Proposed Elevations
051-A-107 Rev B Proposed Section and Extension
051-A-108a-b Rev A Proposed Proposed garaged Plans and section
051-A-110 Rev A Proposed Basement Plan

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	3	3	0

15. 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:

Brick walls, stone and modern concrete cills, painted brickwork in places.

Description of *proposed* materials and finishes:

To match existing materials and for refurbishment of existing exterior.

15. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

Slate tiles, plastic gutters, lead dressings, painted bargeboards.

Description of *proposed* materials and finishes:

To match existing where refurbishment or repair is necessary

Chimney - add description

Description of *existing* materials and finishes:

Brick chimneys with Clay chimney pots

Description of *proposed* materials and finishes:

No change

Windows - add description

Description of *existing* materials and finishes:

Painted timber sash windows with decorative and plain single glazing; also some painted timber casement windows with single glazing.

Description of *proposed* materials and finishes:

No change for any glazing to the existing listed building.

External doors - add description

Description of *existing* materials and finishes:

Painted timber front door.

Description of *proposed* materials and finishes:

Painted timber front door to match existing.

Ceilings - add description

Description of *existing* materials and finishes:

Painted plaster ceilings

Description of *proposed* materials and finishes:

Painted plaster ceilings to match existing

Internal walls - add description

Description of *existing* materials and finishes:

Brickwork and timber studwork

Description of *proposed* materials and finishes:

Brickwork and timber studwork

Floors - add description

Description of *existing* materials and finishes:

Timber board substrate to floors internally with carpet finish. Some exterior concrete paving to the garden and quarry tiles to the entrance area.

Description of *proposed* materials and finishes:

Repair existing timber substrate to match existing. Stone floor tiling to new extension.

Internal doors - add description

Description of *existing* materials and finishes:

Painted timber doors. Some 4-panelled.

Description of *proposed* materials and finishes:

Re-use existing or doors to match existing.

Rainwater goods - add description

Description of *existing* materials and finishes:

Plastic rainwater goods.

Description of *proposed* materials and finishes:

To match existing

Boundary treatments - add description

Description of *existing* materials and finishes:

Timber fence

Description of *proposed* materials and finishes:

To match existing

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmac front forecourt and concrete slab within garage

Description of *proposed* materials and finishes:

No change.

Lighting - add descriptionDescription of *existing* materials and finishes:

Pendant lights- [not original]

Description of *proposed* materials and finishes:

New pendant lights in keeping with style of listed building.

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

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

051-A-0900 Rev A Design Statement
051-A-0100a-d Rev A Existing Plans
051-A-102a-c Rev A Existing Elevations
051-A-103 Rev A Existing Section051-A-104a-b Rev A Existing Garage Plans and Section
051-A-105b-d Rev A Proposed Floor Plans
051-A-106a-c Rev A Proposed Elevations
051-A-107 Rev B Proposed Section and Extension
051-A-108a-b Rev A Proposed Proposed garaged Plans and section
051-A-110 Rev A Proposed Basement Plan

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

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):

The existing drainage survey is in the design report appendix. Report no. 051-A-0900 Rev A Design and Access Statement.

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 ☒ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

18. Biodiversity and Geological Conservation

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:

Residential

Is the site currently vacant? ☒ Yes ☐ No

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

Residential

When did this use end (if known) (DD/MM/YYYY)? 01/01/2007

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 or gain 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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>

25. Hours of Opening (continued)							
Other							<input checked="" type="checkbox"/>

26. Site Area
 What is the site area? 00.05 hectares

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:

N/A

 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: Mr First name: Nick Surname: Fleming
 Person role: Agent Declaration date: 17/01/2008 ☒ 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: Mr First Name: Nick Surname: Fleming
 Person role: Agent Declaration date: 18/12/2008 ☒ 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 17/12/2008