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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

**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:
 Country Code:
 National Number:
 Extension Number:

Fax number:
 Country Code:
 National Number:
 Extension 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:
 Country Code:
 National Number:
 Extension Number:

Fax number:
 Country Code:
 National Number:
 Extension 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):

Proposal Description: Change of use from nurses' hostel (sui generis) to residential (use class c3) (3 x 1 bedroom flat; & 1 x 3 bedroom flat) and associated alterations, including rear extension at basement, ground, first & second floor levels.

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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

82 is a grade 2 listed late Eighteenth Century, 4 storey Georgian town-house with basement and rear courtyard.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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:

Storage for bins will be provided in the first pavement vault accessed from the front lightwell.

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

If Yes, please provide details:

Kitchens will be provided with segregated bin storage. Storage for recyclables will be provided in the first pavement vault accessed from the front lightwell.

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? 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:

The proposal includes the creation of openings within the existing rear wall of the property to provide access through to the proposed extension. The rear wall of the property is a post war reconstruction, reinstating damage sustained during bombing of neighbouring buildings. It has been constructed with inappropriate materials and with windows of incorrect dimensions, such that it can be considered detrimental to the surviving building. It is considered important to retain this wall however, as its position is believed to define the extent of the existing building.

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

Modifications to the rear wall are essential to enable the building to be extended. This provides additional ancillary space, enabling the front rooms to be reinstated, as well as concealing full height featureless walls which undermine the rear of the building with an inappropriate setting and a poor outlook.

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 see:
AWW-3317-A-DB-0205 (Demolition Plans)
Construction Details & Feature References Parts 1 & 2

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	6	6
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:

This house is a late 18th century house with an original front elevation and a reconstructed rear elevation of four storeys in brick above a single storey basement.

Description of *proposed* materials and finishes:

It is proposed to clean and re-point the front elevation, with minor repairs to the window heads. To the rear of the building an extension clad in timber forms a clear contrast with the existing building and conceals featureless 5 storey party walls, bordering the courtyard. The rear elevation will be adjusted to host new windows with proportions and window heads to match adjacent properties.

Roof covering- add description

Description of *existing* materials and finishes:

The existing roof forms a butterfly arrangement around a central gutter running from front to back. This is of slate with lead flashings and a felt lining to the gutter, with existing roof lights. The current top floor ceiling level is above a surviving original roof truss, suggesting that this roof construction replaces an earlier roof.

Description of *proposed* materials and finishes:

The proposal involves rebuilding the existing roof to match the lines of the existing, with a slate roof and lead flashings to match the original. Roof lights opening into the gutter will be provided to enable vaults to be provided in the top floor ceiling to improve daylight levels in the top floor flat and to provide roof access.

Chimney - add description

Description of *existing* materials and finishes:

Existing flues are obscured by existing dry-lining and modern plaster. The building exhibits no existing fireplace features, which appear to have all been removed during previous refurbishments. Two chimney stacks at high level are arranged on the eastern party-wall, these have been sealed with a concrete coping.

Description of *proposed* materials and finishes:

It is proposed to retain the existing chimneys, however these will need to be sealed internally to provide fire separation between apartments. It is proposed to reinstate fireplaces together with skirtings and cornices in front rooms to enhance the interpretation of these as historic interiors.

Windows - add description

Description of *existing* materials and finishes:

The building is fitted with modern replacement single glazed sash windows to front and rear, which are poorly sealed and which retain no historic glass. The rear windows are clearly part of a reconstruction of the rear wall, such that the proportions are not consistent with the period or with neighbouring houses.

Description of *proposed* materials and finishes:

It is proposed to install new sash windows to all elevations and to improve the proportions of the rear windows. Windows to the rear are to be provided with slimline double glazed units, where the external profile of the window is arranged to match profiles taken from neighbouring windows. It is proposed to fit replacement sash windows to the front with single laminate glazed panels and a casement secondary glazing panel to the interior to improve thermal efficiency.

External doors - add description

Description of *existing* materials and finishes:

The existing outward opening front door is a modern 6 panelled door with inappropriate ironmongery.

Description of *proposed* materials and finishes:

The existing outward opening front door will be replaced with a matching, inward opening replica, provided with weather seals and appropriate ironmongery to match adjacent properties. The void in the light-well under the entrance bridge will be enclosed and provided with a new external door to match the front door. At the rear of the building access will be provided to the light-well via french doors.

Ceilings - add description

Description of *existing* materials and finishes:

Existing ceilings are principally modern plasterboard ceilings with no cornices. The exception to this is the entrance lobby and the ground floor front room, which retain original cornices.

Description of *proposed* materials and finishes:

It is proposed to repair existing cornices and to reinstate new cornices elsewhere. The details of these are given in the feature references document. The ceilings will be replaced and upgraded with fire rated board to achieve fire and acoustic separation between flats.

Internal walls - add description

Description of *existing* materials and finishes:

With the exception of the ground floor lath and plaster walls, most rooms are bounded by plasterboard dry lined partitions.

Description of *proposed* materials and finishes:

It is proposed to remove most later additions to the building and to reinstate the proportions of the front rooms. Fireline board will need to be used to enclose fire rated compartments such as the lobbies and the staircase. All walls will be provided with skirtings as shown in the feature references document.

Floors - add description

Description of *existing* materials and finishes:

Existing floor finishes appear to have been removed and replaced with boarding and laminate flooring throughout with carpet to the staircase.

Description of *proposed* materials and finishes:

It is proposed to replace existing floor finishes with new boarding and timber floors to main areas.

Internal doors - add description

Description of *existing* materials and finishes:

No original existing door leafs remain. The only retained original door frame is between the hall and the front room at ground.

Description of *proposed* materials and finishes:

Details of the proposed doors are given in the feature references document. The existing frame is not used in the proposed scheme. It is intended to retain it in situ so as to render the design reversible.

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

Existing RW goods are modern PVC replicas. These are limited to the rear elevation as the roof drains to the rear.

Description of *proposed* materials and finishes:

It is proposed to replace existing RW goods on the rear elevation with replacement Aluminium such as Alumasc Heritage range to replicate the appearance of Cast Iron hoppers and pipework.

Boundary treatments - add description

Description of *existing* materials and finishes:

Existing masonry walls surround the courtyard to the north and west. To the front of the building the light-well is surrounded by a cast iron railing and entrance gate.

Description of *proposed* materials and finishes:

There are no proposed works to these boundaries.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Not Applicable

Lighting - add description

Description of *existing* materials and finishes:

The existing rooms are provided with modern pendant fittings.

Description of *proposed* materials and finishes:

The front rooms will be provided with pendant light fittings suitable for chandeliers in the taller rooms.

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

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

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

Feature References Document

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

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:

Nurse's Accommodation Studio Flats.

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

11/03/2013

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 design, demolition and 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					
Flats/Maisonettes	3		1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 4

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

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	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

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 (e.g. 15:30) 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?

105 sq.metres

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:

The apartments will be passively ventilated with air extraction to the bathroom, laundry cupboard and stove. Make up air will be provided by trickle vents concealed in the sides of the sash windows.

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, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: Mr First name: James Surname: Bailey

Person role: Agent Declaration date: 11/08/2014 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 11/08/2014