

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

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

## Application for listed building consent for alterations, extension or demolition of a listed building. 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"/>	First name:	<input type="text" value="Hugh"/>	Surname:	<input type="text" value="Lloyd-Jukes"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Flat 15"/>			Country Code:	<input type="text"/>
	<input type="text" value="38 Ryland Road"/>	Telephone number:	<input type="text"/>	National Number:	<input type="text"/>
	<input type="text" value="Hugh"/>	Mobile number:	<input type="text"/>	Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>	Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="NW5 3EH"/>				

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 the proposals to alter, extend or demolish the listed building(s):

38 Ryland Road comprises 24 flats in a converted school. The school was built in the 19th Century. The conversion was completed 10 years ago. Flat 15 is a multi level apartment with 2 bedrooms. The second bedroom lies at the rear of the property. It gives on to a private roof terrace by way of French windows and stairs leading steeply up from the bedroom. The French windows are therefore mostly obscured from view by the terrace, which is at a higher level than the bedroom and its French windows.

The French windows are timber and double glazed. We understand the French windows were installed during the conversion, around 10 years ago. Unfortunately, they are now failing. In the heavy wind and rain over the winter the windows:

- Let water in under the door which has rotted the carpet
- Swelled up so that we could not open them and so could not access the roof terrace (which also leads to our fire escape)
- Allowed water into the double glazing, making the room they give into very cold and requiring greater heating of the whole flat
- Continued generally to deteriorate (the paint is peeling off)
- Caused mould to grow on the carpet and walls, which we worry presents a risk to health.

We propose to replace the double glazed but failed timber French Windows with top spec slimline double glazed timber French Windows. These will be painted white, as the current installation is.

The replacements will be as close to "as is" in design as possible with one slight modification. We propose to remove the Georgian bars. The bedroom, being sunk under the level of its roof terrace gets limited light. We would like to remove the Georgian bars to maximise our sunlight.

Nick Baxter kindly visited the site on Friday 1 August 2014 and provided guidance that removal of Georgian bars would be acceptable providing that: "we could accept like-for-like replacement, in timber but without glazing bars. You would however need to specify Slimlite glass, as at present. Please also specify in your drawings that your proposal is compliant with the relevant building regulations for low-level glazing."

Has the work already started without planning permission?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="38"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Hampstead Gates"/>		
Street address:	<input type="text" value="Ryland Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW5 3EH"/>		

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

Easting:	<input type="text" value="528666"/>
Northing:	<input type="text" value="184734"/>

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

If Yes, please describe and include the planning application reference number(s), if known:

The work described in this Listed Building Consent is also the subject of an open planning application. The references for this application are:  
Planning Portal Ref: PP-03489318  
Incomplete Application Ref: 2014/4248/INVALID  
Camden Call Centre Ref: 03681

#### 6. 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="Nick"/>	Surname:	<input type="text" value="Baxter"/>
Reference:	<input type="text" value="Email: RE: Friday Visit: Flat 15, 38 Ryland Road, NW5 3EH"/>				
Date (DD/MM/YYYY):	<input type="text" value="01/08/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

1. Email advice:  
RE: Friday Visit: Flat 15, 38 Ryland Road, NW5 3EH  
Dear Mr Lloyd-Jukes – thank you for your e-mail, and I hope you are enjoying your retreat.  
I am surprised that you want to replace the French windows entirely; they appeared to me to be fairly new and in reasonable condition, if in need of repainting. However, I have the following remarks to make:  
Since the blocks attached to the listed wing were built before 1 July 1948, we would regard them as being curtilage structures, i.e. also controlled by the listing of the main structure.  
Despite the French windows being modern, they are timber framed and of traditional appearance in order that they should tie in with the historic host buildings and the surrounding windows.  
For this reason, it would be inappropriate to replace them with anything other than similar windows. We would prefer you to replace the windows as they are, with glazing bars, but, in view of their modern provenance and the very enclosed nature of their position, we could accept like-for-like replacement, in timber but without glazing bars. You would however need to specify Slimlite glass, as at present. Please also specify in your drawings that your proposal is compliant with the relevant building regulations for low-level glazing.  
Please drop me a line if you have any questions.  
Kind regards,  
Nick Baxter  
Heritage and Conservation Officer  
Telephone: 020 7974 3442

2. Follow up phone call where it was confirmed that Slimlite is a brand name but other slimline double glazing units of same quality would be acceptable

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

If Yes, please provide details:

1. Have informed direct neighbours who are not overlooked by the windows  
2. Have informed and consulted with the block managing agent acting as agent for the freeholder  
No issues raised

## 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. Materials

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

### Windows - add description

Description of *existing* materials and finishes:

Timber slimline double glazed French Windows painted in White Gloss

Description of *proposed* materials and finishes:

Timber slimline double glazed French Windows painted in White Gloss

### Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### 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:

087\_A\_02 Roof Terrace Plan  
087\_A\_03 Existing Rear Elevation  
087\_A\_04 Section A-A  
087\_A\_05\_A Proposed Rear Elevation  
38 Ryland Road - Joinery Drawings

## 10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes  No

## 11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes  No

## 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. 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

### 15. Certificates (Certificate B)

**Certificate Of Ownership - Certificate B**  
**Certificate under Regulation 6 of the 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.

Owner		Date notice served
Name: <input type="text" value="Kirsty Ross"/>		<input type="text" value="12/10/2014"/>
Number: <input type="text" value="15"/> Suffix: <input type="text"/>	House name: <input type="text" value="Flat 15"/>	
Street: <input type="text" value="38 Ryland Road"/>		
Locality: <input type="text" value="Hampstead Gates"/>		
Town: <input type="text" value="London"/>		
Postcode: <input type="text" value="NW5 3EH"/>		
Name: <input type="text"/>		<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/>	House name: <input type="text"/>	
Street: <input type="text"/>		
Locality: <input type="text"/>		
Town: <input type="text"/>		
Postcode: <input type="text"/>		
Name: <input type="text"/>		<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/>	House name: <input type="text"/>	
Street: <input type="text"/>		
Locality: <input type="text"/>		
Town: <input type="text"/>		
Postcode: <input type="text"/>		
Name: <input type="text"/>		<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/>	House name: <input type="text"/>	
Street: <input type="text"/>		
Locality: <input type="text"/>		
Town: <input type="text"/>		
Postcode: <input type="text"/>		
Name: <input type="text"/>		<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/>	House name: <input type="text"/>	
Street: <input type="text"/>		
Locality: <input type="text"/>		
Town: <input type="text"/>		
Postcode: <input type="text"/>		

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

### 16. 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