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Development Management  
Regeneration and Planning  
London Borough of Camden  
Judd Street  
London WC1H 8ND

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 &amp; Mrs"/>	First name:	<input type="text" value="Sa'ad &amp; Anna"/>	Surname:	<input type="text" value="Hossain"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="28"/>	Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="Belsize Grove"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 4TR"/>				
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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="William"/>	Surname:	<input type="text" value="Smalley"/>
Company name:	<input type="text" value="William Smalley RIBA"/>				
Street address:	<input type="text" value="The Dairy"/>	Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="40 Emerald Street"/>		<input type="text" value="44"/>	<input type="text" value="20 7242 0028"/>	<input type="text"/>
	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text" value="rupert@williamsmalley.com"/>		
Postcode:	<input type="text" value="WC1N 3QH"/>				

### 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):

These proposals concern the restoration of No.28 as a single house, reinstating the staircase to unite the current basement flat and the maisonette above. The basement is proposed to become a kitchen and dining room with side hall. It is proposed to reinstate the original cast iron canopy to the rear, replaced in the late 20th century in timber, at raised ground floor level, glazed in below. This will allow the current kitchen installed in the front raised ground floor room to be removed, and it is proposed to form an opening in its place between the two main ground floor rooms.

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="28"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Belsize Grove"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 4TR"/>		

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

Easting:	<input type="text" value="527407"/>
Northing:	<input type="text" value="184887"/>

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" value="Mr"/>	First name: <input type="text" value="Obote"/>	Surname: <input type="text" value="Hope"/>
Reference: <input type="text" value="2015/5043/PRE"/>		
Date (DD/MM/YYYY): <input type="text" value="04/10/2015"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

The proposed lower-ground floor extension would be similar in design to the neighbouring property, the extension would match the depth, height and material used and the proposal would retained a large proportion of garden space. The external canopy at ground and the replacement of and reallocation of the the external staircase is considered acceptable and would enhance the architectural character of the Listed building. The internal works would not compromise the Grade II listed building and are considered acceptable.

#### 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?

885.000000000m<sup>3</sup>

What is the volume of the part to be demolished?

4.300000000m<sup>3</sup>

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

Month: Year: 

1820

(Date must be pre-application submission)

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

It is proposed to remove the section of wall between the existing door and window to the exterior facade at ground level.

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

This will provide an opening additional space to the dining room, this would be enclosed with glass set behind the cast iron structure, providing a bay window to the proposed basement dining room.

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):

- the removal of all modern partitions in the current basement flat and reinstate where there would have been the original staircase adjoining the ground and basement level  
(Plan: existing Basement plan and photographs)

- the removal of a modern timber staircase of the rear facade, and reinstatement of a canopy and balcony to match no. 26, with a cast iron staircase  
( Plan: proposed Level Ground Floor plan & Basement, proposed Elevations)

- The proposal is to remove the current kitchen and in doing so create an opening in the dividing wall. The doorway shall be returned to its original position (the exact location is still to be uncovered) and the original fireplaces conserved.  
(Plan: proposed Level Ground Floor plan & Basement)

- internalise all drainage on the rear facade

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	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:

front elevation in white painted stucco, rear elevation in untreated brick

Description of *proposed* materials and finishes:

to match existing.

Roof covering- add description

Description of *existing* materials and finishes:

Slate mansard

Description of *proposed* materials and finishes:

No alterations

Chimney - add description

Description of *existing* materials and finishes:

brick

Description of *proposed* materials and finishes:

no alterations

Windows - add description

Description of *existing* materials and finishes:

painted hardwood sash

Description of *proposed* materials and finishes:

painted hardwood sash

External doors - add description

Description of *existing* materials and finishes:

painted hardwood

Description of *proposed* materials and finishes:

painted hardwood

Ceilings - add description

Description of *existing* materials and finishes:

Painted plaster.

Description of *proposed* materials and finishes:

Painted plaster.

Internal walls - add description

Description of *existing* materials and finishes:

painted plaster

Description of *proposed* materials and finishes:

painted plaster

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:

## 15. 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	<input type="text"/>				

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?

<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	

## 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:

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 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				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes		1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios		0			
Unknown					

Existing Market Housing Total 2

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	2

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? 317 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:

Residential uses only.

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 14 – Town and Country Planning (Development Management Procedure) (England)  
Order 2015 & 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="William"/>	Surname:	<input type="text" value="Smalley"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="26/11/2015"/>	<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. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="12/02/2016"/>
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