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

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent. Town and Country Planning 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
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

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
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been 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="29"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Jeffrey's Street"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW1 9PS"/>		

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

Easting:	<input type="text" value="529044"/>
Northing:	<input type="text" value="184346"/>

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="Ms"/>	First name:	<input type="text" value="Catherine"/>	Surname:	<input type="text" value="Bond"/>
Reference:	<input type="text" value="2015/6288/PRE"/>				
Date (DD/MM/YYYY):	<input type="text" value="14/12/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Dear Paul
Thank you for facilitating a site meeting yesterday at No 29 Jeffreys Street, a grade II listed building situated in the Jeffreys Street Conservation Area. It was very helpful to meet you and your client and to make a proper inspection of the property.
Two main issues were subject of the visit, in response to your inquiry. They were (i) the removal of a pier and part of modern rear extension return wall at basement level, and (ii) the replacement of a pair of French doors and a window in modern rear extensions at basement level. We also discussed (iii) the introduction of a larger skylight in the roof of the basement extension and (iv) the conversion of a window to French doors in the return wall of the rear extension at upper ground floor level to access the existing roof terrace.
(i) Removal of pier and part of modern rear extension return wall at basement level. The pier, at the south-eastern end of the affected area is part of the original rear wall of the house and therefore should be retained both for structural reasons and as a marker between the original section of the house and the modern extension which is assumed to have been developed in two stages in the later twentieth century. The section of wall perpendicular to the pier, separating the two phases of rear extension, is non-original fabric and can be removed subject to detailed design, allowing the space in this area of the basement to be opened up and the two floor levels evened out.
(ii) Replacement of French doors and window in modern rear extensions at basement level. The two phases of development at the rear of the property manifest themselves in one flush rear elevation at basement level which is rendered and contains a pair of French doors and a casement window, both with small panes in painted timber frames. The principal of joining up these two openings to create one large door opening, possibly containing bi-fold style doors, is acceptable subject to detailed design. There is no requirement for replacement doors to have small Georgian-style panes and a simpler, more modern treatment would work in this location, using timber or a powder-coated metal finish.
(iii) Introduction of a larger skylight in the roof of the modern basement rear extension. As there is an existing angled rooflight lighting only one section of the basement rear extension, set into the upper ground floor roof terrace, the option of providing a larger rooflight was discussed. It was considered appropriate for a flush glass rooflight to be fitted into the floor surface of the terrace which would provide more light to the space below and which would have minimal impact on the setting of the listed building. Amenity issues such as overlooking and light spill were also considered, but these could probably be avoided by the installation of an automatic blind or by using translucent glass.
(iv) Conversion of a window to French doors in the return wall of the modern rear extension at upper ground floor level to access existing roof terrace. Although there is already a single-leaf door accessing the roof terrace from the main upper ground-floor room, there is no objection to converting the existing window in the side wall of the rear extension into a pair of French doors, as this is a twentieth century area of the listed building. It is unlikely that there will be any impact on the amenity of the neighbouring property to the north-east as the terrace is already in existence.
To conclude, I am happy with the principles of the scheme you proposed, provided the pier at basement level forming part of the original rear façade of the house is retained. The acceptability of the scheme will also depend on the detailed design, which needs to be worked up for planning permission and listed building consent applications. I advise you to look at the Council's website regarding procedures for submitting both types of application. There are details of the level of information and types of document required for your submissions

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	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	<input type="radio"/> Yes <input checked="" type="radio"/> No
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7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Will any trees or hedges need to be removed or pruned in order to carry out your proposal?	<input type="radio"/> Yes <input checked="" type="radio"/> No

8. Materials

8. Materials (continued)

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:

Painted, rendered brickwork

Description of *proposed* materials and finishes:

Painted, rendered brickwork to match existing

Windows - add description

Description of *existing* materials and finishes:

Metal crittle frame single glazed front window.
Timber sash single glazed rear windows.

Description of *proposed* materials and finishes:

Metal/UPVC Black powder coated double glazed replacement front window

External doors - add description

Description of *existing* materials and finishes:

Timber single glazed french rear doors

Description of *proposed* materials and finishes:

Metak/UPVC Black powder coated sliding double glazed doors

Ceilings - add description

Description of *existing* materials and finishes:

Painted plasterboard

Description of *proposed* materials and finishes:

Painted plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

Timber stud and brick construction, plastered and painted

Description of *proposed* materials and finishes:

Timber stud construction, plastered and painted to match existing

Floors - add description

Description of *existing* materials and finishes:

Ceramic tiled

Description of *proposed* materials and finishes:

Ceramic tiled to match existing

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:

29 Jeffreys st 030915-01 (A1)

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 rear extension was built in 1966 as a single story extension and enlarged in 1993, as a two storey addition to the existing building. The raised floor and roof light were added in 1993

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

The client wishes to open out the lower ground rear area, levelling the floor and providing an enlarged rear opening with sliding doors with access to the garden. The requires the demolition of the existing side return wall of the extension.

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):

29 Jeffreys st 030915-01 (A1), SK-030915-02, SK-030905-03, photographs P1 to P5

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. Parking

Will the proposed works affect existing car parking arrangements? Yes No

14. 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

15. 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

16. 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: First name: Surname:

Person role: Declaration date: Declaration made

17. 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