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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:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Marc"/>	Surname:	<input type="text" value="Cohen"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="1 Kingstown Street, Primrose Hill"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="London"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 8JP"/>	<input type="text"/>			
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="Ms"/>	First Name:	<input type="text" value="Elisa"/>	Surname:	<input type="text" value="Engel"/>
Company name:	<input type="text" value="EngelHadleyKirk Limited"/>				
Street address:	<input type="text" value="Unit 5 FF East Block"/>				
	<input type="text" value="38 Mount Pleasant, Panther House"/>	Telephone number:	<input type="text" value="02038374894"/>		
	<input type="text" value="London"/>	Mobile number:	<input type="text" value="07756011497"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="WC1X 0AN"/>	<input type="text" value="elisa@e-h-k.net"/>			

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):

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:

Postcode:

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

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

A new external staircase to access the lower ground floor level is proposed to the existing light well facing Mornington Crescent. A new access from the existing pavement to this new staircase will be created.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

The existing system of waste separation and storage will be retained. Recyclable waste is collected for curbside collection in bins provided on a designated area outside of the building (adjacent to Mornington Place).

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

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):

Planning Statement, Design and Access Statement, E001 Floor Plans - Existing and Remedial, E002 Section - Existing and Remedial, E003 East Elevation - Existing and Remedial, E004 North and West Elevations - Existing and Remedial, P001 Floor Plans - Proposed, P002 Section - Proposed, P003 East Elevation - Proposed, P004 North and West Elevations - Proposed

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

No Vehicle Parking details were submitted for this application

14. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Cast iron railings to Mornington Crescent, painted black.
Please refer to Planning Statement, Design and Access Statement and drawings E003 and P003.

Description of *proposed* materials and finishes:

Existing railings to be refurbished and reconfigured to create an entrance gate to the new proposed staircase as per the design drawings.
Please refer to Planning Statement, Design and Access Statement and drawings E003 and P003.

Ceiling - description:

Description of *existing* materials and finishes:

Plaster board ceilings, skimmed and painted, no cornices or coving.

Description of *proposed* materials and finishes:

Plaster board ceiling, skimmed and painted.

14. Materials

Chimney - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

External Doors - description:

Description of *existing* materials and finishes:

Timber frame doors (painted white) with glazed panels. Internally fitted scissor action security gates.
Refer to drawings E003 and E004 for details.

Description of *proposed* materials and finishes:

Timber doors, painted white, with glazed panels as per design drawings.
Refer to drawings P003 and P004 for details.

External Walls - description:

Description of *existing* materials and finishes:

Street facing facades: Painted render with stucco detailing.
Rear facade: Facing brick.
Refer to drawings E003 and E004.

Description of *proposed* materials and finishes:

No changes proposed.

Floors - description:

Description of *existing* materials and finishes:

Timber floor (not original). Tiles to bathroom.

Description of *proposed* materials and finishes:

Timber floor (existing floor to be retained or re-used where possible). Tiles to bathrooms.

Internal Doors - description:

Description of *existing* materials and finishes:

Timber doors, painted (entrance door from communal hallway timber panel door, internal doors flush).

Description of *proposed* materials and finishes:

Entrance door from communal hallway to be retained. Internal doors timber doors painted.

Internal Walls - description:

Description of *existing* materials and finishes:

Plaster board partitions, skimmed and painted. Brick partition, plastered and boxed out on one side using plasterboard, skimmed and painted. Refer to design drawings.
Tiles to bathroom (to be retained).

Description of *proposed* materials and finishes:

Plaster board partitions, skimmed and painted.

Lighting - description:

Description of *existing* materials and finishes:

Wall- mounted spotlight to facade facing Mornington Crescent to be moved to inside of light well to be less visible from street level.
Wall mounte spot light to courtyard facing rear facade to be retained.
Refer to drawings E003, E004, P003 and P003.

Description of *proposed* materials and finishes:

As above.

Rainwater goods - description:

Description of *existing* materials and finishes:

Mixture of cast iron and PVC pipework.

Description of *proposed* materials and finishes:

No changes proposed.

Roof covering - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

14. Materials

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

Window to be replaced: Timber frame window, frame painted white, single glazed, forms part of a window-door element (to be replaced). Internally fitted scissor action security gates.

Windows to be retained: As above and: steel frame windows (Crittall type), frames painted white, single glazed.

Refer to drawings E003 and E004.

Description of *proposed* materials and finishes:

Timber framed window, frame painted white, double glazed, to form part of new window-door element.

Refer to drawings P003 and P004.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning Statement, Design and Access Statement, E001 Floor Plans - Existing and Remedial, E002 Section - Existing and Remedial, E003 East Elevation - Existing and Remedial, E004 North and West Elevations - Existing and Remedial, P001 Floor Plans - Proposed, P002 Section - Proposed, P003 East Elevation - Proposed, P004 North and West Elevations - Proposed

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

E004, P004

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:

17. Biodiversity and Geological Conservation

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:

A 3-bedroom duplex flat with garden access that occupies the basement and ground floor level of the building. An open kitchen/dining area occupies the ground floor of the building. A staircase leads down to the basement level, which comprises 3 bedrooms and a bathroom. The basement level opens up onto a rear courtyard.

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	2				
Houses					
Live-Work Units					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes			1		
Houses					
Live-Work Units					

21. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	2
Total existing residential units	1

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

78.00

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:

Not Applicable.

Is the proposal for a waste management development?

☐

Yes

☒

No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 B)

Certificate of Ownership - Certificate B

Certificates 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 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*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Date notice served

29. Certificates (Certificate B)

Name:	Ms D M Adam			07/04/2016		
Number:	24	Suffix:	B		House name:	
Street:	Mornington Crescent					
Locality:						
Town:	London					
Postcode:	NW1 7RG					
Name:	Ms D Jayes			07/04/2016		
Number:	6	Suffix:			House name:	
Street:	Holly Village					
Locality:	Highgate					
Town:	London					
Postcode:	N6 6QJ					
Name:	Mr A Mach			07/04/2016		
Number:		Suffix:			House name:	North House
Street:	The Village					
Locality:						
Town:	Dymock					
Postcode:	GL18 2AJ					
Title:	Mr	First name:	Marc	Surname:	Cohen	
Person role:	APPLICANT		Declaration date:	29/03/2016	<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.



Date

07/04/2016