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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="Ms"/>	First Name:	<input type="text" value="Charlotte"/>	Surname:	<input type="text" value="Penton-Smith"/>
Company name:	<input type="text" value="Royal Society of Musicians"/>				
Street address:	<input type="text" value="26 Fitzroy Square"/>				
	<input type="text" value="Camden"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
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="W1T 6BT"/>	<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="Silvia"/>	Surname:	<input type="text" value="Maiorino"/>
Company name:	<input type="text" value="Russell Taylor Architects"/>				
Street address:	<input type="text" value="85 Blackfriars Road"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02072611984"/>		
	<input type="text" value="London"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Greater London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SE1 8HA"/>	<input type="text" value="silvia@rtarchitects.co.uk"/>			

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):

- Construction of new rear extension to replace existing extension.
- Minor internal alteration including new openings and new partitions as well as the removal of modern partitions.
- General refurbishment including replacement of modern incongruous finishes and details.
- Change of use

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:

A fine late Georgian townhouse, situated in a key position at the centre of the west side of the Square, behind engaged Ionic columns. Built in the early 1830's, a Listed Grade II* part of a Listed terrace and within the Fitzroy Conservation Area. The upper two floors of the building have always been residential, whilst the other floors have been used as offices for many years.

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

Easting:

Northing:

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:

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

If Yes, please provide details:

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:

Rear extension comprising at basement level.
- Area corresponding to the rear courtyard at ground floor.
- Part width of the rear courtyard and full depth from rear elevation to rear boundary wall.
- At mezzanine level half depth to the rear boundary.

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

Ancillary spaces and a new archive.

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):

6228/100 – Existing Lower Ground Floor
6228/101 – Existing Ground Floor
6228/102 – Existing First Floor
6228/103 – Existing Second Floor
6228/104 – Existing Third Floor
6228/105 – Existing Fourth Floor
6228/106 – Existing Sections
6228/107 – Existing Sections
6228/108 – Existing Elevations
6228/109 – Existing light wells Plans
6228/110 - Location Plan
6228/200 – Proposed Lower Ground Floor
6228/201 – Proposed Ground Floor
6228/202 – Proposed First Floor
6228/203 – Proposed Second Floor
6228/204 – Proposed Third Floor

10. Listed building alterations

6228/205 – Proposed Fourth Floor
6228/206 – Proposed Sections
6228/207 – Proposed Sections
6228/208 – Proposed Elevations
6228/209 – Proposed light wells Plans
6228/210 – Existing & Proposed Section DD
6228/311 – Proposed Lower Ground Floor Doors
6228/312 – Proposed Ground and First Floor Doors
6228/313 – Proposed Second Floor Doors
6228/314 – Proposed Third and Fourth Floor Doors
6228/315 – Proposed New Glazed Doors
6228/316 – Proposed Small Glazed Door Details
6228/317 – Proposed Large Glazed Door Details
6228/318 – Proposed Window Details
6228/319 – Proposed New Door Between R14&R15 / Left Jamb Detail
6228/320 - Proposed Basement Entrance Door
6228/400 – Historical Analysis Lower Ground Floor
6228/401 – Historical Analysis Ground Floor
6228/402 – Historical Analysis First Floor
6228/403 – Historical Analysis Second Floor
6228/404 – Historical Analysis Third Floor
6228/405 – Historical Analysis Fourth Floor

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:

N/A

Description of *proposed* materials and finishes:

N/A

Ceiling - description:

Description of *existing* materials and finishes:

Some modern plasterboard
Some original lath & plaster

Description of *proposed* materials and finishes:

Existing repaired to match

Chimney - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

14. Materials

Existing Retained

External Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

External Walls - description:

Description of *existing* materials and finishes:

Rear: London stock bricks
Front: stucco

Description of *proposed* materials and finishes:

London stock bricks in Flemish bond

Floors - description:

Description of *existing* materials and finishes:

Laminated flooring, carpet, vinyl

Description of *proposed* materials and finishes:

Original and reclaimed timber boards
Original and reclaimed stone slabs

Internal Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Internal Walls - description:

Description of *existing* materials and finishes:

Some modern plasterboard on battens
Some original lath & plaster

Description of *proposed* materials and finishes:

Existing: repaired to match
New: Plaster on EML

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Rainwater goods - description:

Description of *existing* materials and finishes:

Cast iron and plastic

Description of *proposed* materials and finishes:

Cast iron

Roof covering - description:

Description of *existing* materials and finishes:

Slopes: Slate tiles
Flat: asphalt

Description of *proposed* materials and finishes:

Slopes: as existing
Flat: Lead

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Windows - description:

14. Materials

Description of *existing* materials and finishes:

Painted timber and single glazing

Description of *proposed* materials and finishes:

Painted timber and single glazing

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:

Design and Access Statement and Heritage Statement
Photographic Report
6228/100 – Existing Lower Ground Floor
6228/101 – Existing Ground Floor
6228/102 – Existing First Floor
6228/103 – Existing Second Floor
6228/104 – Existing Third Floor
6228/105 – Existing Fourth Floor
6228/106 – Existing Sections
6228/107 – Existing Sections
6228/108 – Existing Elevations
6228/109 – Existing light wells Plans
6228/110 - Location Plan
6228/200 – Proposed Lower Ground Floor
6228/201 – Proposed Ground Floor
6228/202 – Proposed First Floor
6228/203 – Proposed Second Floor
6228/204 – Proposed Third Floor
6228/205 – Proposed Fourth Floor
6228/206 – Proposed Sections
6228/207 – Proposed Sections
6228/208 – Proposed Elevations
6228/209 – Proposed light wells Plans
6228/210 – Existing & Proposed Section DD
6228/311 – Proposed Lower Ground Floor Doors
6228/312 – Proposed Ground and First Floor Doors
6228/313 – Proposed Second Floor Doors
6228/314 – Proposed Third and Fourth Floor Doors
6228/315 – Proposed New Glazed Doors
6228/316 – Proposed Small Glazed Door Details
6228/317 – Proposed Large Glazed Door Details
6228/318 – Proposed Window Details
6228/319 – Proposed New Door Between R14&R15
6228/320 – Proposed Basement Entrance Door
6228/400 – Historical Analysis Lower Ground Floor
6228/401 – Historical Analysis Ground Floor
6228/402 – Historical Analysis First Floor
6228/403 – Historical Analysis Second Floor
6228/404 – Historical Analysis Third Floor
6228/405 – Historical Analysis Fourth Floor

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="checkbox"/>

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):

not stated on the survey drawings

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:

Offices and self contained flats.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

Offices and self contained flats.

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

01/01/2013

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

19. Trees and Hedges

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	1	2			
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

3

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

Existing Market Housing Total

2

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

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 - 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

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 - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

21. Residential Units

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

Proposed Key Worker Housing Total

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

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	3
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

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	326	170.8	9.5	-161.3
Total	326	170.8	9.5	-161.3

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	3	2	3

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	
B1A	09:00:00	17:30:00					<input type="checkbox"/>

25. Site Area

What is the site area?

130.00

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 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 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

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