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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="D"/>	Surname:	<input type="text" value="Clarke"/>
Company name:	<input type="text" value="London Borough of Camden"/>				
Street address:	<input type="text" value="HASC"/>				
	<input type="text" value="33 -35 Jamestown Road"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="Camden"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 7DB"/>	Email address:	<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="Mr"/>	First Name:	<input type="text" value="Steven"/>	Surname:	<input type="text" value="Brewer"/>
Company name:	<input type="text" value="Heritage Surveys Limited"/>				
Street address:	<input type="text" value="Unit 11H, Capital Business Centre"/>				
	<input type="text" value="22 Carlton Road"/>	Telephone number:	<input type="text" value="07962214724"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="South Croydon"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CR2 0BS"/>	Email address:	<input type="text" value="steve.brewer@heritage-surveys.com"/>		

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):

Conversion of property from upper floors (1, 2 and 3) maisonette in previous multiple occupation and ground and basement floors, currently a Neighbourhood advice centre, into 3 dwelling flats and 1 commercial unit. Replacement windows in timber double glazed, painted finish to dwellings, shop front and associated detailing to be retained and repaired. Demolition and rebuilding of later infill extension on Goodge Place elevation between No 39 Tottenham and 14 Goodge Place.

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)

Description:

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:

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:

Last meeting held 15 April 2016. Proposed layout agreed in principal along with advice on architectural features to try and be retained, subject to more detailed proposals on structural solutions as the property is suffering from movement and eccentric loading at first floor level, and generally under designed structural elements.

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

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

If Yes, please provide details:

Existing waste arrangements will apply, Council refuse collection and recycling provisions.

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

If Yes, please provide details of the name, relationship and role:

The applicant is a Council Employee.

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 infill comprises a 3 storey stick brick built structure under a flat roof with low parapet wall. Windows are painted timber vertically sliding sash with late C20 door and side light at ground floor level. The infill provides bathrooms at first and second floor levels and office/storage space at ground storey.

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

It is proposed to demolish and rebuild the infill adding an additional storey to provide a new stair case to the proposed upper flat and mansard conversion in the main part of No 39. The intention is still to maintain a clear distinction between the two terraces of Tottenham Street and Goodge Place. Internally the existing infill provides poor quality accommodation, and a hazardous link to the main building with poor connections at stair winders and landings with potential trip and fall hazards.

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):

Please refer to the Conservation Plan and Statement of Heritage Significance Report submitted with this application, and schedule of photographs of architectural features. Drawings of the building as existing and proposed are also included with this application. The structural proposals to the building are detailed by the engineer but include provision of steel beams and columns strategically located to minimise the internal impact on layout and fabric, but providing essential strengthening to internal floors and partitions and a means of restraining the structure from further lateral movement which has affected it so badly to date. It is not intended that the structural works will affect the external appearance of the building.

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:

None, basement light wells lit by metal gratings in pavements.

Description of *proposed* materials and finishes:

Proposal to open up basement light well locally to suit basement widows. Provision of cast or wrought iron blunt top spear head railings to form new light well protection and delineate vaults, railings similar style to those in Goodge Place adjacent properties. Painted finish.

Ceiling - description:

Description of *existing* materials and finishes:

Mixture of lath and plaster and plasterboard, painted. Badly affected by water penetration in some areas.

Description of *proposed* materials and finishes:

Replace ceilings with plasterboard systems to achieve acoustic and fire separation and also as a result of floor strengthening and levelling. Painted finish.

Chimney - description:

Description of *existing* materials and finishes:

Stock brick with Terra cotta pots.

Description of *proposed* materials and finishes:

Repair or rebuild to match original in stock bricks, new lead flashings.

External Doors - description:

Description of *existing* materials and finishes:

Panelled timber doors to Tottenham Street and Goodge Place elevations. Pair timber shop front doors on corner of building. Mid to late C20 door and side light to Goodge Place access.

Description of *proposed* materials and finishes:

Replace Tottenham Street door with new 6 panelled door with larger fan light to improve internal natural light. Restore shop front corner doors to original design. New contrasting modern timber boarded door to infill rebuild on Goodge Place elevation with similar meter enclosure.

External Walls - description:

Description of *existing* materials and finishes:

Stock brickwork, stone copings.

Description of *proposed* materials and finishes:

Stock brickwork, new stone copings

Floors - description:

Description of *existing* materials and finishes:

Basement floor solid construction. Other floors timber joints with boards, often multiple layers in previous attempts to level and repair. Many timbers affected by damp, rot and wood boring insect infestation.

Description of *proposed* materials and finishes:

Break up and renew basement floor in solid construction with insulation and damp proof membrane, screed finish. Timber floors to be repaired and strengthened by insertion of additional stronger joists, retaining existing where sound. Reuse salvageable floor boards and make up with new timber boards.

14. Materials

Internal Doors - description:

Description of *existing* materials and finishes:

Timber panelled doors and timber frames and linings, painted finish.

Description of *proposed* materials and finishes:

Retain panelled doors where possible. New timber panelled doors to suit new layout, fire and acoustic rated to suit. Painted finish.

Internal Walls - description:

Description of *existing* materials and finishes:

Internal main walls are plastered brickwork. Internal partitions are timber stud construction using newer and original studs, with predominantly plasterboard finish but some lath and plaster and fibreboard, decorated, generally papered and painted. Adversely affected by damp penetration and wood boring insect infestation.

Description of *proposed* materials and finishes:

Repair plaster to solid walls. Internal partitions to be strengthened with new studs, plaster board finishes with lath and plaster repairs to non affected partitions.

Lighting - description:

Description of *existing* materials and finishes:

None noted.

Description of *proposed* materials and finishes:

Simple black metallic bulkhead lights over Goodge Place infill new door, and to basement vaults.

Rainwater goods - description:

Description of *existing* materials and finishes:

Predominantly internal rainwater pipes, believed to be cast iron.

Description of *proposed* materials and finishes:

New internal down pipes to serve new mansard parapet gutter, any exposed sections over Goodge Place infill to be cast iron, painted.

Roof covering - description:

Description of *existing* materials and finishes:

Main roof covered in clay pantiles and part flat roofing assumed asphalt or built up felt. A temporary bitumen type weatherproofing has been applied over all. The infill extension is flat roof covered in asphalt. The ground storey shop front has a lead sheet covering.

Description of *proposed* materials and finishes:

Proposed mansard extension covered in natural slate with lead clad dormers and concealed parapet gutter lined with liquid membrane system. Infill extension and ground storey shop front also covered in lead sheet.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Not applicable.

Windows - description:

Description of *existing* materials and finishes:

Non original timber single glazed casement, painted finish. Timber shop front. Sliding sash windows to Goodge Place infill.

Description of *proposed* materials and finishes:

New timber vertically sliding sash windows, double glazed with through glazing bars. Retain and restore timber shop front to existing detailing. Infill extension rebuild to include simpler contrasting style timber frame windows, painted finish. Retain and repair internal window shutter boxes where still present.

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:

Plans and other drawings as Existing;
5563 E(0)001 Revision B Elevations, E(0)002 Revision B Sections, E(0)003 Revision B basement and ground floor plans, E(0)004 Revision B First and second floor plans, E(0)005 Revision B Third floor plan.
Existing plans identifying architectural features;
5563 E(1)003 Revision D Basement and ground floors, E(1)002 Revision D first and second floors, E(1)005 Third floor plan.
Proposed plans and other drawings;
5563 - S(0)001 Revision E Proposed elevations, S(0)002 Revision D proposed sections, S(0)003 Revision F - Proposed basement and ground floor plans, S(0)004 Revision G Proposed first and second floor plans, S(0)005 Revision F - Proposed third and fourth floor plans, S(0)006 Revision F proposed sectional elevations.
JM Architects Design and Access Statement Revision D.
Conservation Plan and Statement of Heritage Significance Report dated June 2016, version one.
Schedule of Photographs - 39 Tottenham Street, London W1T 4RX - Opening up photographs 20 October 2015.

14. Materials

Schedule of Photographs 39 Tottenham Street, London W1T 4RX - Existing Architectural Features.

Block Plan
Location Plan
Daylight and Sunlight Survey.
Council Own Development form.

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):

Existing chambers located in light well.

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:

Basement and ground storeys currently used as neighbourhood advice centre apparently under now expired planning permission. Remainder is residential use believed to be bed sits/shared accommodation in form of a maisonette. Currently not decent for habitation, occupied in part by security guardians.

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	1	0	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

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

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	2	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					

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

21. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
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	3
Total existing residential units	1

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

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)
Other	109.8	86.9	22.9	-64
Total	109.8	86.9	22.9	-64

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:

23. Employment

	Full-time	Part-time	Equivalent number of full-time
Existing employees			
Proposed employees	3	1	

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

76.20

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:

Office or retail use. NB estimate of staff in Q 22 response for new commercial unit is an estimate. Number of staff in Neighbourhood advice centre unknown to applicant.

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*

29. Certificates (Certificate 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