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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for listed building consent for alterations, extension or demolition of a listed building. 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="Michael"/>	Surname:	<input type="text" value="Graham"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="17, John Street"/>				
	<input type="text"/>	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"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="WC1N 2DE"/>	<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="Sarah"/>	Surname:	<input type="text" value="Castle"/>
Company name:	<input type="text" value="IF_DO"/>				
Street address:	<input type="text" value="Unit J311"/>				
	<input type="text" value="The Biscuit Factory"/>	Telephone number:	<input type="text" value="02036456789"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SE16 4DG"/>	<input type="text" value="sarah.castle@ifdo.co"/>			

3. Description of the Proposal

Please describe the proposed works:

This application proposes to amend the design of the approved single storey extension (2017/2552/P and 2017/3179/L).

The proposal seeks to enlarge the footprint of the approved design to create a lightweight L-shaped extension (remaining as a single storey and not altering the height of the approved extension). The amended L-shaped design makes best use of currently redundant and underused internal and external spaces.

Has the work 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. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes, please describe and include the planning application reference number(s), if known:

A similar application was recently approved for an extension at the rear of this property.
Ref: 2017/2552/P and 2017/3179/L

6. 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:

23/08/17 - Kristina Smith confirmed that we are able to submit this amendment (enlargement of existing footprint) as a minor material amendment.
25/08/17 - David Fowler confirmed that this amendment could be submitted as variation to a condition of the previous approval
06/09/17 - Kristina Smith - 'a separate listed building application will need to be submitted using the same plans as the s.73 planning app'

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes 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. 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:

Existing garden walls to rear garden in rendered brickwork, and non-original slate feature wall.

Description of *proposed* materials and finishes:

Rendered brick walls to be repaired and decorated. Slate feature cladding to be carefully removed back to original brickwork. New boundary treatment at new terrace to be low level planter and low level box to roof light as drawings (to avoid unsightly tall fences at first floor level).

Ceiling - description:

Description of *existing* materials and finishes:

Original ceilings retained (assumed lath and plaster). Existing non-original ceiling to basement rooms in plaster board lining and skim. Existing non-original dropped ceiling to master ensuite in plaster board lining and skim.

Description of *proposed* materials and finishes:

Retain all original ceilings retained (assumed lath and plaster). Replacement ceilings (approved as part of previous application) marked on drawings - to be plaster board lining and skim.

External Doors - description:

Description of *existing* materials and finishes:

External doors to closet wing added in 1994 - painted timber glazed french doors

Description of *proposed* materials and finishes:

Doors to extension in double glazing with fine metal frame as drawings.

External Walls - description:

Description of *existing* materials and finishes:

London stock brick walls and stucco to existing Georgian building

Description of *proposed* materials and finishes:

New 'lightweight' walls to extension in glazing with metal frame as drawings

Floors - description:

Description of *existing* materials and finishes:

Existing floor finishes are marked on drawings and are a mixture of carpet, tile and engineered flooring laid on top of joisted floors

Description of *proposed* materials and finishes:

Proposed floor finishes are marked on drawings and are a mixture of carpet, tile and engineered flooring laid carefully on top of existing floor boards. (Propose floor finishes approved as part of previous application are clearly identified)

Internal Doors - description:

Description of *existing* materials and finishes:

Original internal doors - raised and fielded in painted timber.

Description of *proposed* materials and finishes:

New internal doors within main body of Georgian house to be raised and fielded in painted timber to match style of existing. (As approved in previous application).
Sliding doors to be flush timber as drawings.

Internal Walls - description:

Description of *existing* materials and finishes:

Original internal partitions retained (assumed lath and plaster on timber studwork, and brickwork partitions).

Description of *proposed* materials and finishes:

New internal partitions as drawings, and in timber studwork with in plaster board lining and skim. (Previously approved internal partitions are clearly shown on drawings).

Lighting - description:

Description of *existing* materials and finishes:

Existing external lighting ,marked on existing drawings.

Description of *proposed* materials and finishes:

Proposed external lighting, marked on existing drawings.

Rainwater goods - description:

Description of *existing* materials and finishes:

Rainwater goods and SVPs to rear elevation in black and grey uPVC.

Description of *proposed* materials and finishes:

Redundant rainwater goods and SVPs to rear elevation to be removed, and new rainwater goods and SVPs to be replaced in black painted metal. (Approved in previous application).

9. Materials

Roof covering - description:

Description of *existing* materials and finishes:

Roof to existing closet wing in slate

Description of *proposed* materials and finishes:

Roof to new single storey extension to be fixed double glazed rooflight and terrace as drawings with stone finish

Windows - description:

Description of *existing* materials and finishes:

Windows to existing closet wing include timber casement windows and non original french doors.

Description of *proposed* materials and finishes:

Windows to proposed extension to be double glazed with timber and metal frames as shown in drawings.

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:

Demolition drawings (as approved in in previous application):

1601_DM_01_C_2017-1552-P
1601_DM_02-B_2017-1552-P
1601_DM_03_A_2017-1552-P
1601_DM_04-D_2017-1552-P
1601_DM_05-C_2017-1552-P
1601_DM_06_A_2017-1552-P

Existing drawings (as approved in in previous application):

1601_EX_01_A_2017-1552-P
1601_EX_02_A_2017-1552-P
1601_EX_03-B_2017-1552-P
1601_EX_04_A_2017-1552-P
1601_EX_05_A_2017-1552-P
1601_EX_06_A_2017-1552-P

Proposed drawings (as approved in in previous application):

1601_PL_01-C_2017-1552-P
1601_PL_02-D_2017-1552-P
1601_PL_03-C_2017-1552-P
1601_PL_04-C_2017-1552-P
1601_PL_05-E_2017-1552-P
1601_PL_06-C_2017-1552-P

Proposed drawings clearly indicating amendments to approved scheme:

1601_DM_02-C
1601_DM_04-E
1601_PL_01-D
1601_PL_02-E
1601_PL_03-D
1601_PL_04-D
1601_PL_05-F
1601_PL_06-D
1601_PL_07

10. 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)

10. Demolition

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

The most significant alteration proposed is to the rear of the property. The existing brick closet wing is likely to have been part of the original house, built between 1799 and 1824. The original character of this wing has been severely compromised by later additions and modifications, including a timber clad extension at ground floor level in 1994, ill-proportioned french doors to rear, windows fitted with unattractive security railings and mirrored mosaic clad toilet at first floor level. External finishes to the two storey extension are weathering and the overall architectural appearance is unsatisfactory.

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

As described above - the overall architectural appearance and quality of the closet wing has been severely compromised.

The proposal seeks to enlarge the footprint of the approved design to create a lightweight L-shaped extension (remaining as a single storey and not altering the height of the extension). The amended L-shaped design makes best use of currently redundant and underused internal and external spaces at the rear of the house - creating a practical family room. The extension has been designed so that the existing rear elevation remains legible, there is minimal impact of the existing historic fabric, and it is a clearly discernible and contemporary addition. It does not dominate the parent building in bulk, scale, materials or design.

Accompanying drawings set out the proposed changes to the extension, and an accompanying heritage and design statement addresses the variation to the design in the context of the heritage asset.

11. 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 proposal seeks for the drawing numbers to be varied to allow for a slightly larger extension.

Drawings amended to show proposed variation to approved scheme as follows:

1601_DM_02-C
1601_DM_04-E
1601_PL_01-D
1601_PL_02-E
1601_PL_03-D
1601_PL_04-D
1601_PL_05-F
1601_PL_06-D
1601_PL_07

12. 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

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

14. 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

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Certificate under Regulation 6 of the 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.

Title: First name: Surname:

Person role: Declaration date: Declaration made

16. 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