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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="Giles"/>	Surname:	<input type="text" value="Bruce"/>
Company name:	<input type="text" value="A-ZERO Architects"/>				
Street address:	<input type="text" value="A-ZERO Architects"/>				
	<input type="text" value="82 SOUTHWARK BRIDGE ROAD"/>				
	<input type="text"/>				
Telephone number:	<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="SE1 0AS"/>				
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="Giles"/>	Surname:	<input type="text" value="Bruce"/>
Company name:	<input type="text" value="A-ZERO Architects"/>				
Street address:	<input type="text" value="A-ZERO Architects"/>				
	<input type="text" value="82 SOUTHWARK BRIDGE ROAD"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="02077012664"/>				
Mobile number:	<input type="text" value="02077012664"/>				
Town/City:	<input type="text" value="London"/>				
Fax number:	<input type="text" value="02077012664"/>				
Country:	<input type="text"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="SE1 0AS"/>				
	<input type="text" value="anya@a-zero.co.uk"/>				

3. Description of the Proposal

Please describe the proposed works:

Rear infill extension, of the Lower Ground Floor Flat, including excavation, in order to bring the property in line with National Space Standards for a 1 bedroom 2 person Flat.

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:

The property was formerly 124 St Pancras Way which comprised a 3 storey plus basement, mid-terrace, single dwelling house; located on the north eastern side of St Pancras Way. Planning application Ref 2017/1455/P (September 2017) granted the conversion of the original property into 1x1 bedroom flat at lower ground floor level with access to the existing rear garden and 1x2 bedroom flat over the upper levels with no access to the garden. In December 2017 the Council granted the application of a new street number for the lower ground property as 124A. This planning application is made regarding this lower ground floor property, 124A St Pancras Way.

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:

This pre-application was made before the separation of 124 St Pancras Way into two separate units under separate ownership. Although the pre-application predominantly addresses the separation of the proposal into two units, it also addresses a proposal for a rear infill extension to the lower ground level.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

Neighbour above at 124 St Pancras Way has been consulted and provided a letter of support included in this application.
Neighbour to the left (126 St Pancras Way) has been consulted and has no objections to the application.
Neighbour to the right (122 St Pancras Way) - This property seems to be currently vacant.

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):

Chimney - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

No chimneys will be added or changed.

External Doors - description:

Description of *existing* materials and finishes:

Heritage statement states, "The [external] doors at the basement level are modern and of no architectural or historic interest making no contribution to the significance of the building."

Description of *proposed* materials and finishes:

The front external door will remain as existing.

The rear elevation: Timber tri-fold door to rear garden with frame proportions and colour to match existing fenestration.

External Walls - description:

Description of *existing* materials and finishes:

External walls of London Stock brick

Description of *proposed* materials and finishes:

London Stock brick to match existing. The bricks removed in the demolition of the lean-to extension will be recycled and re-used in the proposal.

Roof covering - description:

Description of *existing* materials and finishes:

Slate Roof

Description of *proposed* materials and finishes:

The rear extension flat roof will high quality slate roofing with samples sent to the Council for approval prior to construction.

Windows - description:

Description of *existing* materials and finishes:

timber frame sash windows

Description of *proposed* materials and finishes:

No windows will be added

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:

Additional information is available on the following drawings:

A200_Basement Floor Plans
A201_Ground Floor Plans
A220_elevations_existing
A221_elevations_existing
A222_elevations_existing
A225_elevations_proposed
A226_elevations_proposed
A227_elevations_proposed

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

10. Demolition

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:

This application proposes the demolition of the un-original, single story, lean-to bathroom extension to the rear of the site with obscure glazed plastic window facing the garden. This extension is thought to have been added to the original building in the 1970s and has no historical or heritate value (as supported by the Heritage Statement included in this application).

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

It is necessary to demolish the poor quality lean-to bathroom extension in order to extend the property, to bring it up to required national space standards and increase the connection of the property to its rear external outdoor amenity space.

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):

Please refer to details in the Design and Access Statement, Heritage Statement and the following drawings:
Architectural: A200_Basement Floor Plans; A201_Ground Floor Plans; A220_elevations_existing; A221_elevations_existing; A222_elevations_existing; A225_elevations_proposed; A226_elevations_proposed; A227_elevations_proposed.
Structural: 4369 BIA - Structural report; 4369 Entuitive Planning calculations; Basement Impact Assessment; Entuitive Drawings Bound.

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)

14. Site Visit

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