



Development Control  
 Planning Services  
 London Borough of Camden  
 Town Hall  
 Argyle Street  
 London WC1H 8ND

Tel 020 7278 4444  
 Fax 020 7974 1975  
 Textlink 020 7974 6866

env.devcon@camden.gov.uk  
 www.camden.gov.uk/planning

Simon Perrott & Imogen Wiseman  
 15G Gloucester Avenue  
 London  
 NW1 7AU

Application Ref: **2005/3407/P**  
 Please ask for: **Hugh Miller**  
 Telephone: 020 7974 **2624**

16 December 2005

Dear Sir/Madam

### DECISION

Town and Country Planning Acts 1990 (as amended)  
 Town and Country Planning (General Development Procedure) Order 1995  
 Town and Country Planning (Applications) Regulations 1988

#### Full Planning Permission Refused

Address:  
**15G Gloucester Avenue**  
**London**  
**NW1 7AU**

#### Proposal:

Removal of 2nd floor patio window and 3rd floor window and replacement with double glazed timber windows at rear of flats (Class C3).

Drawing Nos: Site location plan; letter dated 08.07.05; DO/OG/10343/02wf; window views from inside & outside; DO/OG/10343/01; OG/template 4B-1; 2; 3B-2; MS/OG/STD\_SG/SL44\_SecE1/1ed2; MS/OG/STD\_S35\_SecA2-St/1ed2; SecB2-Top/1ed2; SecC2\_1ed2; SecD2-Br/1ed2; SG/S35\_SecE2/1ed2; photo sheets x 11.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed alterations, by reason of their detailed design and method of fixing, would be detrimental to the appearance of the building and the conservation area,



contrary to policies EN1 (General environmental protection and improvement) EN13 (Design of new development; EN21 Alterations to existing buildings), EN31 (Character and appearance of conservation areas), EN38 (Preservation of listed buildings) of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

1

Patio door on 2nd floor: The proposal should be revised so the glazing bars are an integral part of the proposed patio door. These glazing bars should have a profile no thicker than the existing glazing bars. Any revised proposal should either: recreate the same pattern of 24 panes of glass arranged in 4 columns of 6; or utilise an alternative multi-pane design with fewer panes.

2

Sash window on 3rd floor: The window is of historic fabric and should be retained in-situ. It is suggested that the existing window is repaired where necessary. Secondary glazing that is sensitively designed and located could be acceptable as an alternative solution to thermal insulation.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/12/2005								
		N/A / attached		<b>Consultation Expiry Date:</b>		18/11/2005								
<b>Officer</b>				<b>Application Number(s)</b>										
Hugh Miller				2005/3407/P (Associated Listed building application ref: 2005/2854/L).										
<b>Application Address</b>				<b>Drawing Numbers</b>										
15G Gloucester Avenue London NW1 7AU				Site location plan; letter dated 08.07.05; DO/OG/10343/02wf; window views from inside & outside; DO/OG/10343/01; OG/template 4B-1; 2; 3B-2; MS/OG/STD_SG/SL44_SecE1/1ed2; MS/OG/STD_S35_SecA2-St/1ed2; SecB2-Top/1ed2; SecC2_1ed2; SecD2-Br/1ed2; SG/S35_SecE2/1ed2; photo sheets x 11.										
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>		<b>Date:</b>						
JDS		16/12						16/12/05						
<b>Proposal(s)</b>														
Removal of 2nd floor patio window and 3rd floor rear window and replacement with double glazed timber windows at rear of flats (Class C3).														
<b>Recommendation(s):</b>			Refuse planning permission & Listed building consent											
<b>Application Type:</b>			Full Planning Permission											
<b>Conditions or Reasons for Refusal:</b>			Refer to Draft Decision Notice											
<b>Normatives:</b>														
<b>Consultations</b>														
<b>Adjoining Occupiers:</b>			No. notified		09		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>			No response.											
<b>CAAC/Local groups* comments:</b> *Please Specify			Primrose Hill CAAC.  No objections											

### Site Description

A 4-storey property situated on the south side of Gloucester Ave. close to junction with Oval Rd. Parkway. The property is divided into self-contained flats.

It is within the Primrose Hill C.A. and is a Grade II listed building.

### Relevant History

None.

### Relevant policies

UDP

EN1 General Environmental Protection and Improvement  
EN13 Design of New Development  
EN19 Amenity for Occupiers and Neighbours  
EN21 Alterations to Existing Buildings  
EN31 Character and Appearance of Conservation Areas  
EN38 Preservation of Listed Buildings

RDD B3 Alterations & extensions  
B6 Listed buildings  
B7 Conservation areas

Primrose Hill Conservation Area Statement –paragraph PH10.

## Assessment

The application seeks permission for the following:

- ❖ Replacement of 2nd floor patio doors and 3rd floor rear window and replacement with double glazed timber units.

The applicant states that the poor conditions of the window and double doors are such that they need replacement with identical proportions comprising timber frame and double-glazed.

### Design

#### **2<sup>nd</sup> floor patio door**

The proposed patio door utilises stuck on glazing bars. This is an inappropriate method of application of the glazing bars for the replacement double doors and window. The proposal is unacceptable and an inappropriate design solution for the listed building, and is therefore considered contrary to EN38.

The proposed glazing bars should have a profile to match the existing glazing bars, which should form an integral part of the proposed patio door.

Any revised proposal should either recreate the same pattern of 24 panes of glass arranged in 4 columns of 6 or an alternative multi-pane design of fewer panes. As the door is not original fabric, or considered of special historic interest, this would be considered an acceptable design solution.

#### **3<sup>rd</sup> floor sash window**

The third floor timber framed sash window is of historic fabric and is therefore considered of special interest. Its replacement is therefore considered unacceptable and contrary to EN38.

Although some parts of the window may be rotten, it is considered that the existing window could be repaired to a high standard, which would be more in keeping with the historic fabric of this listed building. The applicant's concerns about loss of heat could be resolved through the application of secondary glazing.

Paragraph PH10 of the C.A. Statement states, *"In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features"*. The proposed alterations would be contrary to the guidelines of the C.A.S. The proposal would detract from the appearance of the building and the character and appearance of the conservation area. Although the proposal represents minor alterations, the proposed detailed design and method of fixing would be harmful to the special architectural and historic interest of the listed building. The alterations are unacceptable & are contrary to policies EN1, EN13, EN21, EN31 and EN38 of the UDP.

The proposal would not result in any significantly adverse impact on the amenities of nearby occupiers.

Refusal is recommended.

INVALID POST ROOM

21 OCT 2005

LEDC RECEIVE

15G Gloucester Avenue  
London NW1 7AU

19 October 2005

Application Ref: 2005/3407/INVALID/I/  
Associated Ref: 2005/2854/INVALID/IN/

Mr Nigel Granger  
Development Control  
Planning Services  
London Borough of Camden

Dear Mr Granger,

Thank you for your letter dated 12<sup>th</sup> of October and for clarifying the situation by telephone.

Please find enclosed 10 copies of the requested photograph of the rear elevation from two angles. We have marked in Red the 3<sup>rd</sup> floor window and 2<sup>nd</sup> floor patio doors for which we are seeking approval to replace in wood like for like. We have done our best to gain good photographs but were somewhat obstructed in gaining a total view of the 2<sup>nd</sup> floor patio doors due to the 1<sup>st</sup> floor reaching further out and a row of trees at the back preventing a photo from a longer distance. We hope you will find these adequate and that the application may be completed.

Should there still be any doubt or more information required then please do not hesitate to contact Simon on 07990 815 311.

Thank you again for all your help in completing this application.

Warmest Regards,

Simon Perrott & Imogen Wiseman



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Simon Perrott & Imogen Wiseman  
15G Gloucester Avenue  
London  
NW1 7AU

Application Ref: **2005/3407/INVALID//**  
Associated Ref: **2005/2854/INVALID/IN**  
Please ask for: **Nigel Granger**  
Telephone: 020 7974 5809

12 October 2005

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **15G Gloucester Avenue**  
**London**  
**NW1 7AU**

Proposal Description: Removal of 2nd floor patio window and 3rd floor rear window and their replacement with double glazed timber units.

Thank you for your application received on 12 August 2005.

Your application has been checked and found to be **incomplete** for the following reasons:

For the purposes of clarity, and the avoidance of doubt, please submit a photograph of the rear elevation in its entirety, and mark in red ink the two windows which are proposed to be replaced. You are advised that this information was requested in the form of a scale drawing in the letter of my colleague, Grant Leggett, dated 18th July 2005. In this case, and on the merits of the additional information you have submitted, the Council is prepared not to insist on drawn material which is usually very much the norm. Yet the onus rests firmly with yourself in order to supply clear and unambiguous information to the Council as to exactly which two windows it is proposed to be replaced.

Your application cannot be processed until the above points are satisfied. On return, please quote the application number and **ensure 5 copies of all drawings and information are provided or 10 copies, if accompanied by a Listed Building or Conservation Area Consent application form.**



October 12, 2005

Culture and Environment Directorate



Application no : 2005/3407  
INVALID / IN.

RECEIVED  
- 5 OCT 2005 -  
ENV4TH POST ROOM

15G Gloucester Avenue  
London  
NW1 7AU

4 October 2005

For the attention of Gavin Sexton

Dear Sir

**Re : 15G Gloucester Avenue, London, NW1 7AU : Replacement of 3<sup>rd</sup> floor rear wooden sash window and 2<sup>nd</sup> floor rear patio doors**

Thank you for your letter of 22 August 2005, the contents of which we have noted.

As requested, we attach the following documents.

- Scale elevation drawings of the existing and planned windows and doors (8 copies), marked Annexes A-D.
- Site location plans (8 copies) with site boundary outlined in red.

We trust this is clear and sufficient for the above application to proceed and we look forward to hearing from you soon.

Regards

Irruogen Wiseman & Simon Perrott

RECEIVED  
/ 5 OCT 2005



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
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London WC1H 8ND

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Simon Perrott & Imogen Wiseman  
15G Gloucester Avenue  
London  
NW1 7AU

Application Ref: **2005/3407/INVALID/IN**  
Associated Ref: **2005/2854/INVALID/IN**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 3500

22 August 2005

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **15G Gloucester Avenue, London, NW1 7AU**

Proposal Description: Alterations involving the replacement of 3rd floor rear wooden sash window and rear patio doors on the 2nd floor of 2nd and 3rd floor flat (Class C3).

I refer to your application received on 12 August 2005.

Your application has been checked and found to be **still incomplete** as the following matters remain outstanding:

- Please submit 1:50 scale elevation drawings of the existing and planned windows and doors. While the photos submitted give an indication of the existing window and door details the dimensions are not clearly marked and do not constitute a sufficient record of the existing arrangement.
- The site location plans you submitted do not have the site boundary outlined in red and any adjoining properties owned by the applicant outlined in blue. The site location plans submitted are enclosed for modification.
- As the information is required for both a Planning Application and Listed Building Consent please ensure you submit 8 copies of all drawings. This includes 8 copies of the site location plan.

Your application cannot be processed until the above points are satisfied. On return, please quote the application number.

Director of Environment Department



15G Gloucester Avenue  
London  
NW1 7AU

11 August 2005

For the attention of Grant Leggett

RECEIVED  
12 AUG 2005

Dear Sir

**Re : 15G Gloucester Avenue, London, NW1 7AU : Replacement of 3<sup>rd</sup> floor rear wooden sash window and 2<sup>nd</sup> floor rear patio doors**

Thank you for your letter of 18 July 2005, the contents of which we have noted.

As requested, we attach the following documents.

- Planning application form
- Cheque for £135
- Site location plans at a scale of 1:1250 (x4)
- Photographs of the existing elevations showing the existing glazing patterns and thickness (x4)

We trust this is clear and sufficient for the above application to proceed and we look forward to hearing from you soon.

Regards

Imogen Wiseman & Simon Perrott



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

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www.camden.gov.uk/planning

Simon Perrott & Imogen Wiseman  
15G Gloucester Avenue  
London  
NW1 7AU

Application Ref: **2005/2854/INVALID**  
Associated Ref:  
Please ask for: **Grant Leggett**  
Telephone: 020 7974 5562

18 July 2005

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **15G Gloucester Avenue**  
**London**  
**NW1 7AU**

Proposal Description: Alterations involving the replacement of 3rd floor rear wooden sash window and rear patio doors on the 2nd floor.

Thank you for your application received on 14 July 2005.

Your application has been checked and found to be **incomplete** for the following reasons:

- The proposed development requires planning permission. I have enclosed an application form to assist you in making this application. The fee for the application is £135.
- You haven't submitted a site location plan (please see the notes at the back of your application form). You are required to submit a site location plan at the scale of 1:1250 showing the site to which the application refers to, its boundary and the relationship to any adjoining properties. The application site should be edged in red and any adjoining land owned by the applicant edged in blue. Please submit 4 copies and submit it to the Council in order to satisfy this requirement.
- Your covering letter says you have provided 1:50 scale drawings of plans and elevations. No such drawings were received. It is necessary for enforcement purposes to have elevations that accurately show the existing and glazing pattern, in particular demonstrating the existing and proposed glazing bar thickness.

You must ensure 8 copies of all drawings and relevant information are submitted.



July 18, 2005

Your application cannot be processed until the above points are satisfied. On return, please quote the application number.

Director of Environment Department

<b>LONDON BOROUGH OF CAMDEN</b>	
<b>PLANNING</b>	
<b>CONSERVATION AND URBAN DESIGN</b>	
<b>Proposed Development at:</b> 15G Gloucester Avenue London NW1 7AU	
<b>Proposal:</b> Removal of 2nd floor patio window and 3rd floor rear window and their replacement with double glazed timber units.	<b>Case No:</b> 2005/3407/P
<b>Case Officer:</b> Hugh Miller	<b>Date:</b> 22/11/05

Conservation Area (Primrose Hill)	Y
Listed Building (Grade II)	Y
Adjoining Listed Building	Y
TPO	
Local Design Policy	

### Site

The application site is a Grade II listed building in the Primrose Hill Conservation Area. The application site is the top two floors of number 15 Gloucester Avenue. The unit is within a wider listed terrace of 9 houses dating from c1848. The unit utilises yellow stock brick with rusticated stucco ground floors and quoins.

### The proposal

- Removal of 2nd floor rear patio french doors to balcony and replacement with double glazed timber unit
- Removal of 3rd floor rear sash window and replacement with double glazed timber unit

### Relevant Policies

EN38: Preservation of listed buildings

## Assessment

### 2<sup>nd</sup> floor patio door

The drawings are not titled existing and proposed. It is assumed the CAD drawings are the existing and the hand drawn drawings the existing, but this should be confirmed.

The 2<sup>nd</sup> floor patio door is not original fabric, its replacement is therefore acceptable.

The proposed patio door utilises stuck on glazing bars. This is unacceptable as it is an inappropriate method and false design solution in a listed building, and is therefore considered contrary to EN28.

The proposal should be revised so as the glazing bars are an integral part of the proposed patio door. These glazing bars should have a profile no larger than the existing glazing bars.

Any revised proposal should either: recreate the same pattern of 24 panes of glass arranged in 4 columns of 6; or an alternative multi-pane design of fewer panes. As the door is not original fabric, or considered of special historic interest, this is considered an acceptable design solution.

### 3<sup>rd</sup> floor sash window

The third floor sash window is historic and therefore considered of special interest. Its replacement is therefore considered unacceptable and contrary to EN38.

While I sympathise that parts of the window maybe rotten, it is considered the existing window could be repaired and secondary glazing added.

## Recommendation

Refuse listed building consent as proposal is considered contrary to EN38 by virtue of: the proposed 2<sup>nd</sup> floor patio French door utilising stuck-on glazing bars which are an inappropriate method and inauthentic design solution in a listed building; the proposed 3<sup>rd</sup> floor sash window appearing to be of historic interest.

### Suggest informatives:

**1. Patio door on 2<sup>nd</sup> floor.** The proposal should be revised so the glazing bars are an integral part of the proposed patio door. These glazing bars should have a profile no thicker than the existing glazing bars. Any revised proposal should either: recreate the same pattern of 24 panes of glass arranged in 4 columns of 6; or utilise an alternative multi-pane design with fewer panes.

**2. Sash window on 3<sup>rd</sup> floor.** The window is historic fabric and should be retained in-situ. It is suggested that the existing window is repaired where necessary. Secondary glazing that is sensitively designed and located could be acceptable as an alternative solution to thermal insulation.

Negotiate	
Approve	
Refuse	X

Signed

----- Date 22/11/05 -----  
22/11/05

## REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Primrose Hill CAAC

**15G Gloucester Avenue  
London  
NW1 7AU**Application ref: 2005/3407/P  
Associated ref(s): 2005/2854/L  
Date of consultation: 28 October 2005Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8NDTel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Proposal: Removal of 2nd floor patio window and 3rd floor rear window and their replacement with double glazed timber units.

---

Comments:                       OBJECT                       NO OBJECTION                       COMMENT  
(Please tick as appropriate)

15G Gloucester Avenue

No objection.

Richard Simpson, Chair.

2 November 2005

**REMINDER**

Failure to follow agreed Council procedures that you give 'early notification to the chair or nominee [of the Advisory Committee] where the officer's recommendation is contrary to the advice given by a CAAC' may make a decision on this application open to judicial review or formal complaint to the Local Government Ombudsman. You should contact Richard Simpson on 020 7862 8703, or if you wish to discuss this advice, or to obtain the text of this advice, which is also available by email.

Signed:

Date:

All comments and **returned plans**, should be sent within 21 days to.  
Nigel Granger, Development Control, Planning, Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ.

ENV 5TH RECEPTION

- 8 NOV 2005

LBC RECEIVED







Camden

ENVIRONMENT

Development Control Team

2005/2854/L +

2005/3407/P

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

# PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Please read accompanying notes before answering any questions.  
Please complete all sections in BLOCK CAPITALS. Please answer every question.  
Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed \_\_\_\_\_

Applicant/Agent (please delete) \_\_\_\_\_

Date 11-08-05

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ 135

by cheque/P.O No: \_\_\_\_\_

- No fee is payable for the following reason: \_\_\_\_\_

RECEIVED 12 AUG 2005

### FOR FINANCE SECTION USE:

Receipt No. \_\_\_\_\_

Date 12/8/05

Payee App1

Area: S NW NE

Cheque/PO £ 135

### FOR OFFICE USE:

Case file \_\_\_\_\_

Reg. No. PL / \_\_\_\_\_

Date Record \_\_\_\_\_

## 1 Applicant

Name IMOGEN WISEMAN + SIMON PERROTT

Address 156 GLOUCESTER AVENUE

LONDON

Post Code NW1 7AU

Tel. No. \_\_\_\_\_

## Agent (if any) to whom correspondence will be sent.

Name \_\_\_\_\_

Address \_\_\_\_\_

Post Code \_\_\_\_\_

Tel. No. \_\_\_\_\_

Contact Name/Ref: \_\_\_\_\_

## 2 Address of Application Site.

156 GLOUCESTER AVENUE,

LONDON

Post Code NW1 7AU

Does this site include any listed buildings/structures? Yes  No

## 3a Description of Development for which application is made.

REPLACEMENT OF 2ND FLOOR REAR PATIO DOORS

AND OF 3RD FLOOR REAR WOODEN SHUTTER WINDOW

## 3b Present use(s) of land or property.

RESIDENTIAL PROPERTY

## 4 Type of Application (tick as appropriate).

- A  A full application for new building works and/or change of use.
  - B  An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.  
Siting  Access  Design  External Appearance  Landscaping
  - C  An application for removal/alteration of a condition of a previous planning permission.
  - D  An application for renewal of permission.
  - E  An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission ( / / ) and the reference (PL/ )

**5 Plans and Drawings Submitted with this Application.**

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

\_\_\_\_\_

**6 Additional Information.**

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?  
if yes specify works proposed

Yes  No

- Does the proposal involve a new or altered access from a public highway?

Vehicular -

Yes

No

Pedestrian -

Yes

No

Does the proposal affect a public right of way?

Yes

No

- Have arrangements been made for refuse storage?

Yes  No

- Does the proposal take account of the needs of people with disabilities?

Yes  No

Not applicable

- Does the proposal provide for a means of escape in case of fire?

Yes  No

- Does the proposal include parking spaces?  
If yes, please state the number of parking spaces.

Yes  No

Existing  Proposed

**7 All Types of Development: Floorspace.**

- What is the amount of floorspace in the following categories to which the application relates?  
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m <sup>2</sup>	m <sup>2</sup>
Financial/Professional Services (A2)	m <sup>2</sup>	m <sup>2</sup>
Restaurant/Cafe/Public House etc (A3)	m <sup>2</sup>	m <sup>2</sup>
Offices	m <sup>2</sup>	m <sup>2</sup>
Industrial	m <sup>2</sup>	m <sup>2</sup>
Warehousing	m <sup>2</sup>	m <sup>2</sup>
Residential	m <sup>2</sup>	m <sup>2</sup>
Hotel/Hostel (see below)	m <sup>2</sup>	m <sup>2</sup>
Other (state use and whether now vacant and complete floorspace columns)	m <sup>2</sup>	m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
<b>Total</b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>
Hotel/Hostel: Number of (a) bedroom (b) bedspaces	a) <input type="text"/> b) <input type="text"/>	a) <input type="text"/> b) <input type="text"/>

What is total net area of the site? \_\_\_\_\_ m<sup>2</sup>/hectares \_\_\_\_\_

**8**

**Development Involving Residential Use (including conversion)**

- Please give the number of **existing** residential units on the site:-  
 Single family dwelling houses  Self contained flats and maisonettes  Other   
 Number Vacant  Number Vacant  Number Vacant
- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		✓
3+ bedrooms		
<b>TOTAL</b>		

- Are you proposing any non-self contained units? Yes  No   
 If yes, how many?

**9**

**Information relating to Non-Residential Developments**

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes  No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes  No

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

- Does the proposal involve the use of hazardous materials?  
 - If yes, please state what materials and approximate quantities in a covering letter. Yes  No

**10**

**Section 66 Certificate**

**N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for**

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).  
 This Certificate is not appropriate unless you are the sole owner. (See Note 10)
- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)
- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)
- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

**CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)**

I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed \_\_\_\_\_ Date 11 AUGUST 2005  
 on behalf of: I.O. WISEMAN A.S. PERROTT

**CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990**

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:  
(continue on separate sheet if necessary.)

Owner(s) name:	Address at which notice was served	Dates on which notice was served
_____	_____	_____
_____	_____	_____

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

**NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990**

Proposed development at (a) \_\_\_\_\_

I give notice that (b) \_\_\_\_\_

is applying to Camden Council for planning permission to:

(c) \_\_\_\_\_

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development
- (b) applicant's name
- (c) description of the proposed development

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

**11 Duplicate Applications/Re-submissions**

Have you submitted a duplicate (ie identical) application? Yes  No

If yes, and you have already received an acknowledgment, please give our Registered number: PL; \_\_\_\_\_

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn? Yes  No

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: \_\_\_\_\_ Date \_\_\_\_\_

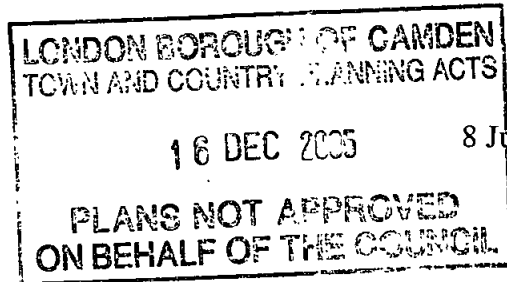
Have you submitted any other application in connection with this application? (eg for : Listed Building, Conservation Area, or Control of Advertisement Consent) Yes  No

If yes, please specify: \_\_\_\_\_

**12** Is the applicant/agent related to either a member of the Council or any Council employee?

Yes  No

15G Gloucester Avenue  
London  
NW1 7AU



Dear Sirs



**Request for listed building consent – 15G Gloucester Avenue**

In connection with the above, we hereby attach the following:

- an application for listed building consent,
- current photographs of the areas in relation to which this application is being made,
- drawings to a scale of 1:50 showing the proposed floor plans, elevations and sections (x6).

As it can be seen, this application effectively consists of two proposals, which we shall deal with in the separate paragraphs below, for ease of reference.

Firstly, there is an application to replace the third floor window at the back of the house. The current window (a wooden sash window with 16 panes) has become rotten. As a result, it is unsafe to use and visually unattractive. It is also uneconomical in the sense that it lets out a considerable amount of heat. In the circumstances, we hereby request permission to replace the window. In effect, the proposal represents a straightforward substitution, the only suggested difference being that the single panes are replaced with double glazed panes to increase their energy saving efficiency. The appearance of the window will be identical, however, since the intention is to use the same materials (wood), the same style (sash with the same number of panes as previously), and the same colour (white) both inside and outside.

The second part of this application relates to the patio doors on the second floor. These lead to the balcony at the back of the property and are therefore in constant use. As it can be seen from the attached photographs, these consist of two doors containing 12 panes of glass, each opening from the centre. Once again, the doors have become rotten to the extent that they are now difficult to secure. Consequently, not only are they visually unattractive and uneconomical in the sense that they release a considerable amount of heat, but perhaps more pertinently, they are also a safety hazard because they lead to the balcony area. The concern is that intruders could enter through the unsecure doors. Once again, the proposal is simply for the current doors to be substituted by doors which are substantially the same. The doors would be made from wood and have the same visual appearance, opening from the centre and each

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2005/3407/P  
2005/2854/L

having 12 panes. We are proposing two changes. The first of these is to have double glazed rather than single glazed panes in order to improve energy efficiency. The second is to have a different fastening mechanism, meaning that the left hand door is more securely attached to the frame, which should significantly improve the security of the property. Neither of these would affect the appearance of the doors either from the inside or outside of the property. One further minor change is proposed. This is that the inside of the doors will simply be treated to retain their wood appearance rather than be painted. This is intended to be in-keeping with the property and in particular proposed changes to the colour scheme of the kitchen, to which the doors lead. This will not affect the appearance of the doors from the outside, however, since these will remain white as per the current doors.

We trust the above is clear and look forward to receiving a response as soon as possible.

Yours sincerely

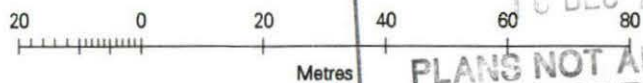
Imogen Wiseman & Simon Perrott  
15G Gloucester Avenue



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LONDON BOROUGH OF CANNEN  
TOWN AND COUNCIL  
16 DEC 2005  
**PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL**

Centre Coordinates: 528551 188871

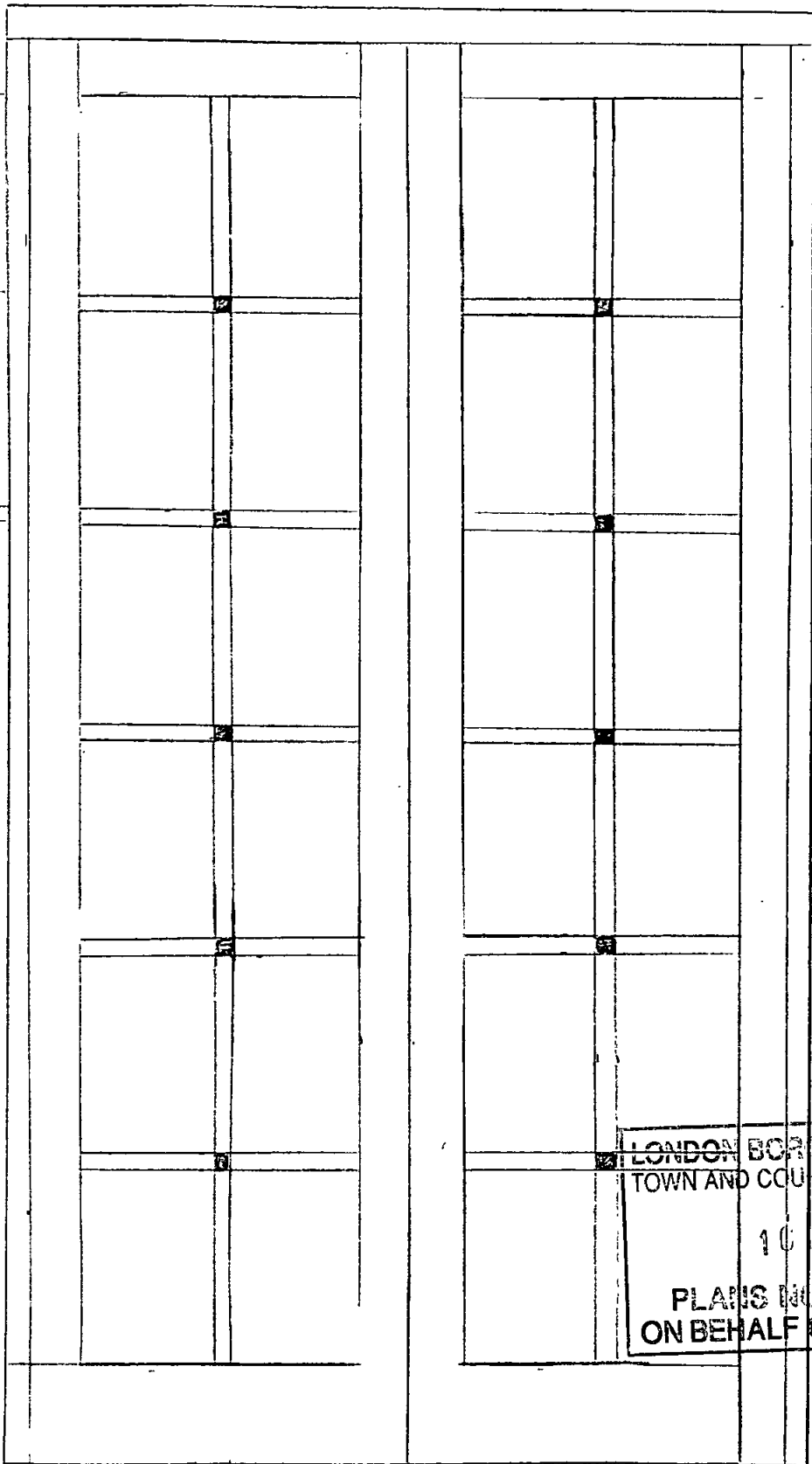
National Grid sheet reference at centre of this Siteplan: TQ2883NE

Supplied by: Stanfords  
Serial Number: 01391000

*File copy:*  
**2005/3407/P**  
**2005/2854/L**

WISMAN / FERRELL  
156 GLOUCESTER AVENUE  
LONDON NW1 7AU

VIEWED FROM OUTSIDE  
SCALE 1:10



300

24

2250

LONDON BOROUGH OF CROYDON  
TOWN AND COUNTRY PLANNING ACT

10 DEC 2005

PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

←200→ ←200→ (80)

1200

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2005/3407/P

2005/2854/L



WISEMAN/PERROTT  
15 G GLOUCESTER  
AVENUE,  
LONDON, NW 1 7AU.  
JOB NO: 10343

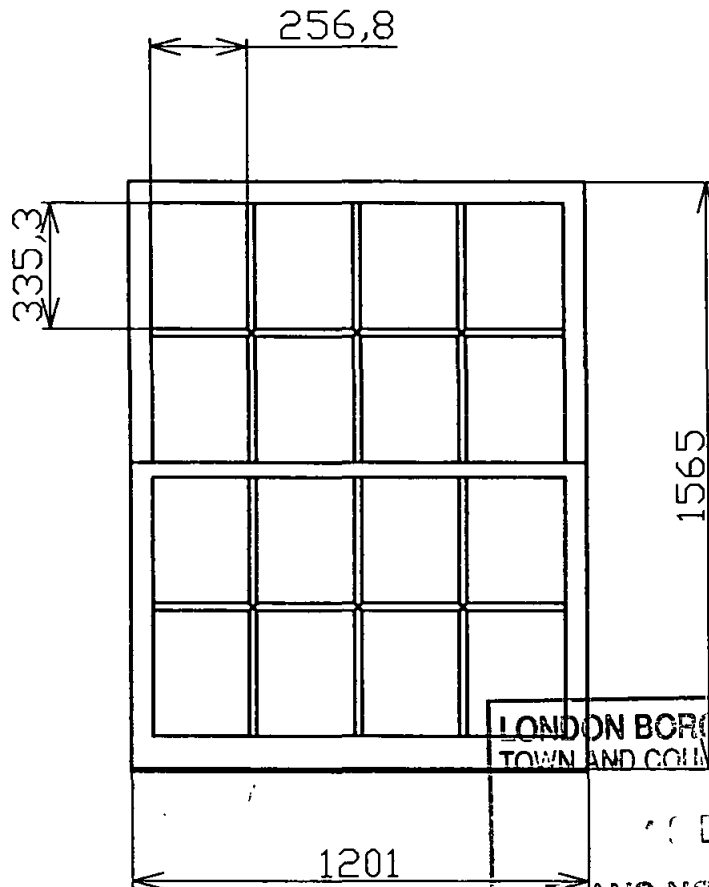
# THE ORIGINAL BOX SASH WINDOW COMPANY

INTERNAL MEASUREMENTS ARE A NEAR  
INDICATION ONLY & SUBJECT TO MINOR  
DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING,FITTINGS,ETC.

PAGE 1

DATED: 27-09-2005

ITEM 2



LONDON BOROUGH OF CANNEN  
TOWN AND COUNTRY PLANNING ACTS

10 DEC 2005

PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

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2005/3407/P

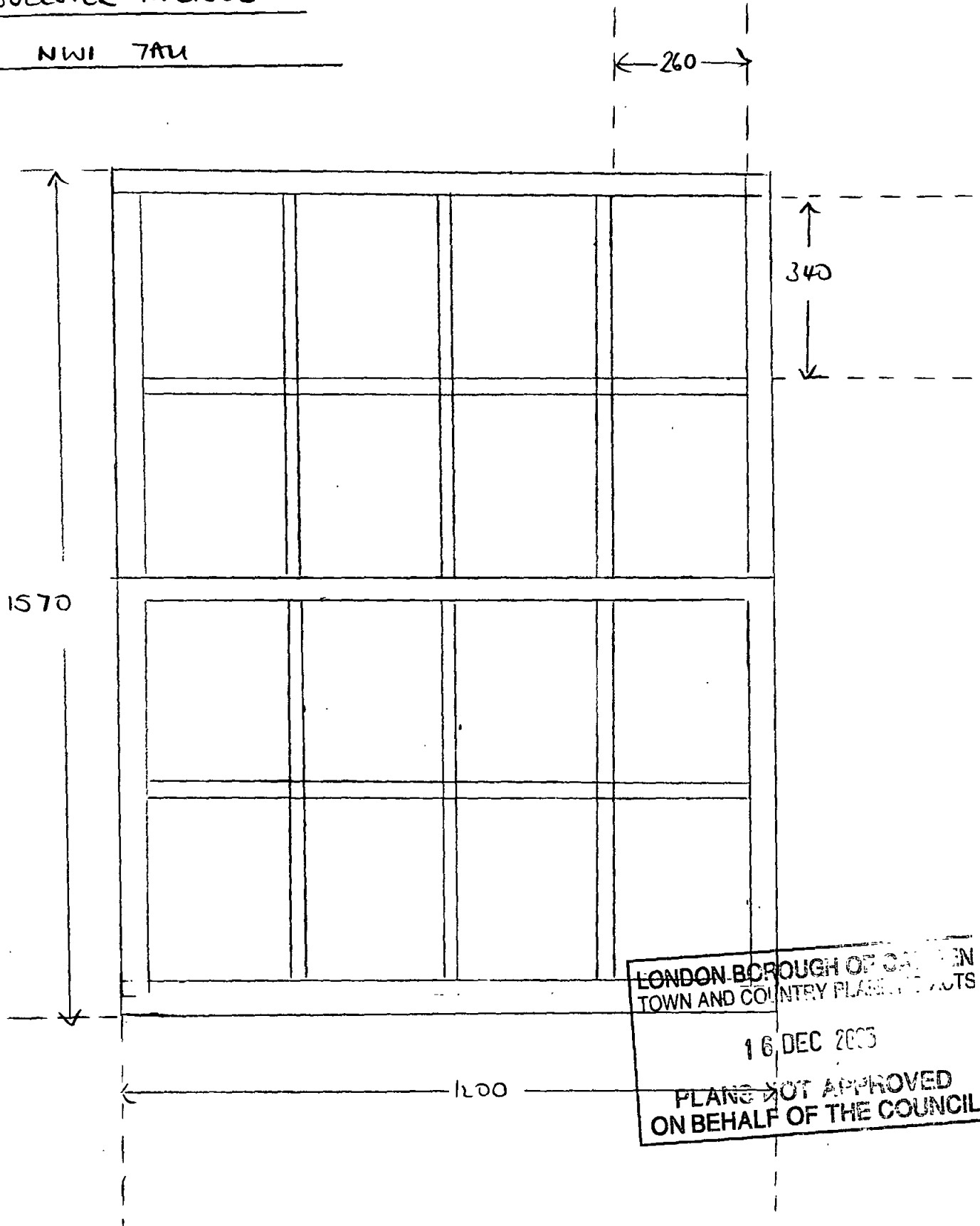
2005/2854/L

WISEMAN / PERROTT

VIEW FROM INSIDE, SCALE 1:10

156 GLOUCESTER AVENUE

LONDON NW1 7AU



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2005/3407/P

2005/2854/L J

WISEMAN/PERROTT  
15 G GLOUCESTER  
AVENUE,  
LONDON, NW 1 7AU.  
JOB NO: 10343

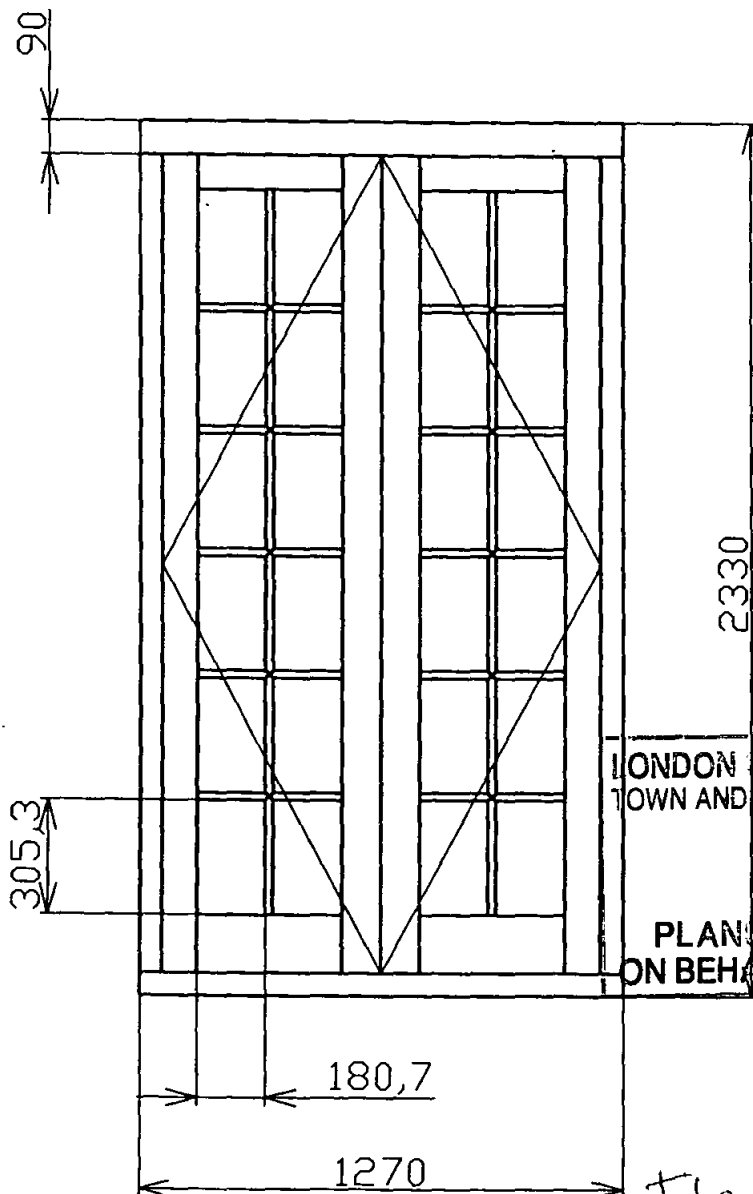
# THE ORIGINAL BOX SASH WINDOW COMPANY

INTERNAL MEASUREMENTS ARE A NEAR  
INDICATION ONLY & SUBJECT TO MINOR  
DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING, FITTINGS, ETC.

PAGE 1

DATED: 27-09-2005

ITEM 1



LONDON BROUGH OF GAYDEN  
TOWN AND COUNTRY PLANNING ACTS

16 DEC 2005

PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

*file copy:*  
2005/3407/P  
2005/2854/L

VIEWED FROM INSIDE - SCALE 1:20

DWG NO: DO/OG/10343/01

PART 4B  
 DOOR SECTIONS  
 AMENDED DRAWINGS  
 ACCORDING TO COVERING LETTER  
 OF JOHN ROSE FROM 24.05.2002.

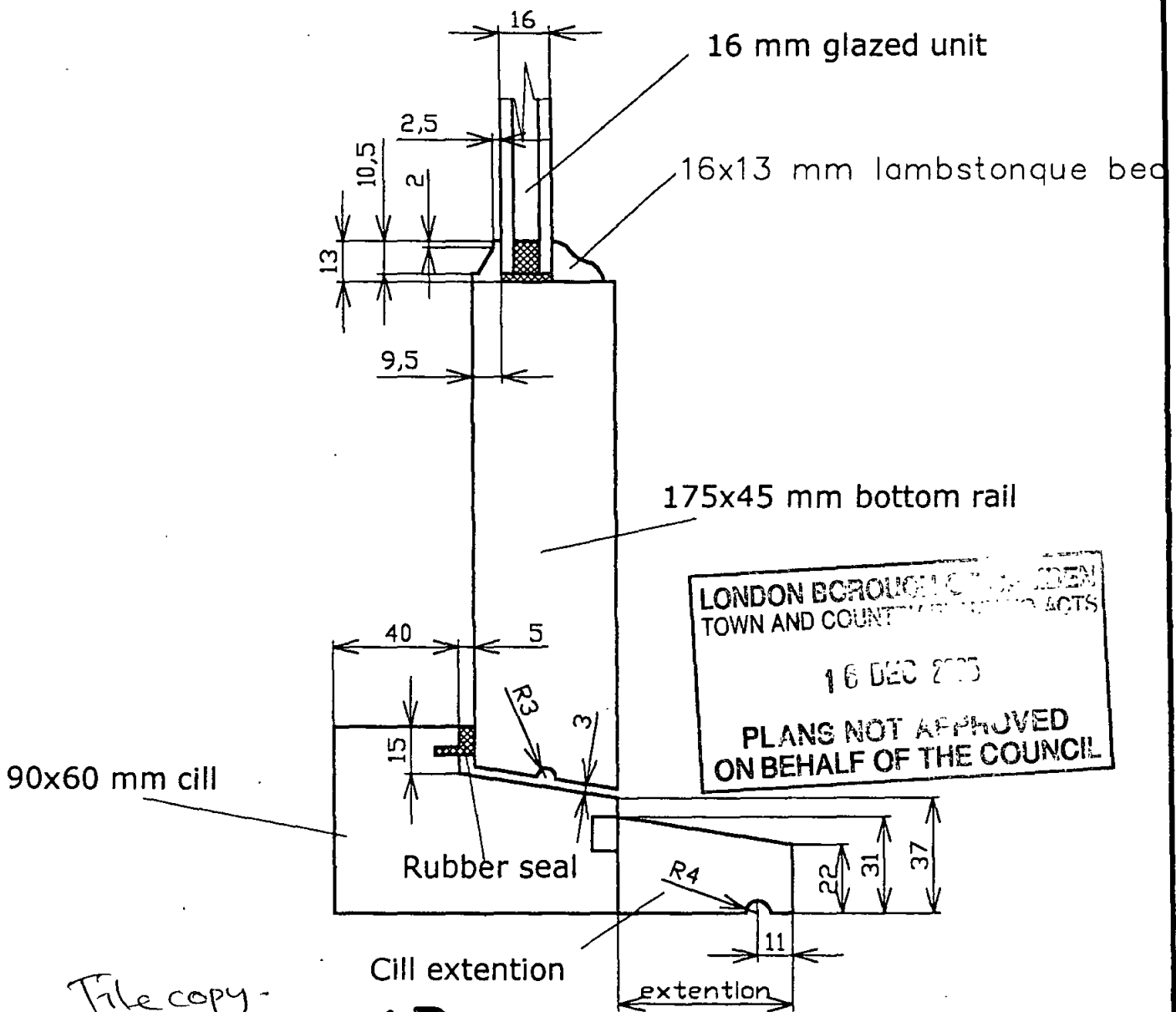
# THE ORIGINAL BOX SASH WINDOW COMPANY

INTERNAL MEASUREMENTS ARE A NEAR INDICATION ONLY & SUBJECT TO MINOR DISCREPANCIES/TOLERANCES FOR BEADING, GLAZING, FITTINGS, ETC.

PAGE -  
 ITEM -

DATED: 31-05-2002

## STD DOOR SECTION OPENING OUT



*File copy -*  
 2005/3407/P  
 2005/2854/L

All glass units - "K" glass inside with argon filled. Full safety glass.

SCALE 1:2

DWG NO: OG/template 4B-1

PART 4B  
 DOOR SECTIONS  
 AMENDED DRAWINGS  
 ACCORDING TO COVERING LETTER  
 OF JOHN ROSE FROM 24.05.2002.

# THE ORIGINAL BOX SASH WINDOW COMPANY

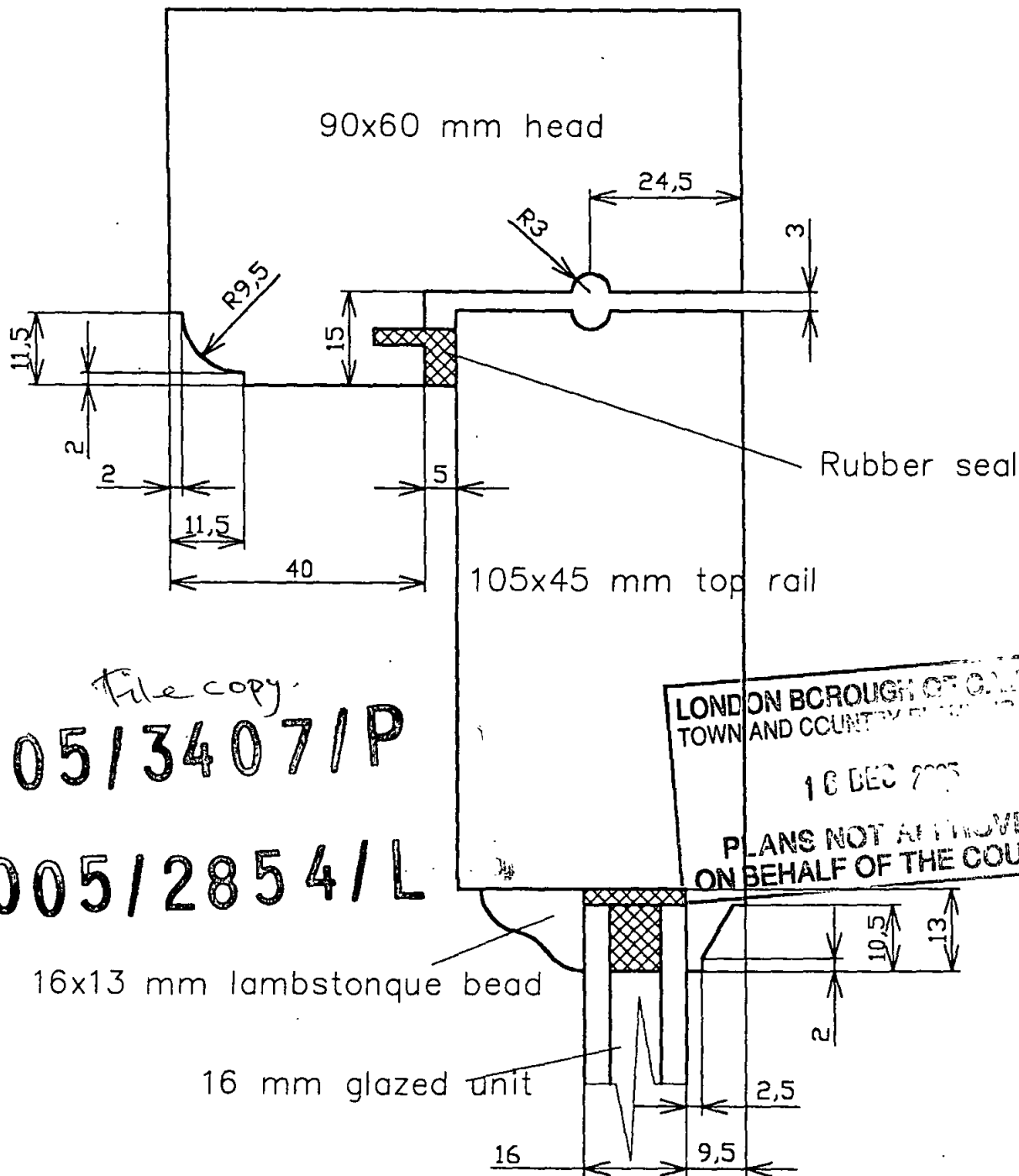
INTERNAL MEASUREMENTS ARE A NEAR  
 INDICATION ONLY & SUBJECT TO MINOR  
 DISCREPANCIES/TOLERANCES FOR BEADING,  
 GLAZING, FITTINGS, ETC.

PAGE -

DATED: 04-06-2002

ITEM -

## STD DOOR HEAD DETAIL



*File copy.*  
 2005/3407/P  
 2005/2854/L

LONDON BOROUGH OF CROYDON  
 TOWN AND COUNTRY PLANNING ACT 1990  
 16 DEC 2005  
 PLANS NOT APPROVED  
 ON BEHALF OF THE COUNCIL

All glass units - "K" glass inside with argon filled. Full safety glass.

SCALE 1:1

DWG NO: OG/template 4B-2

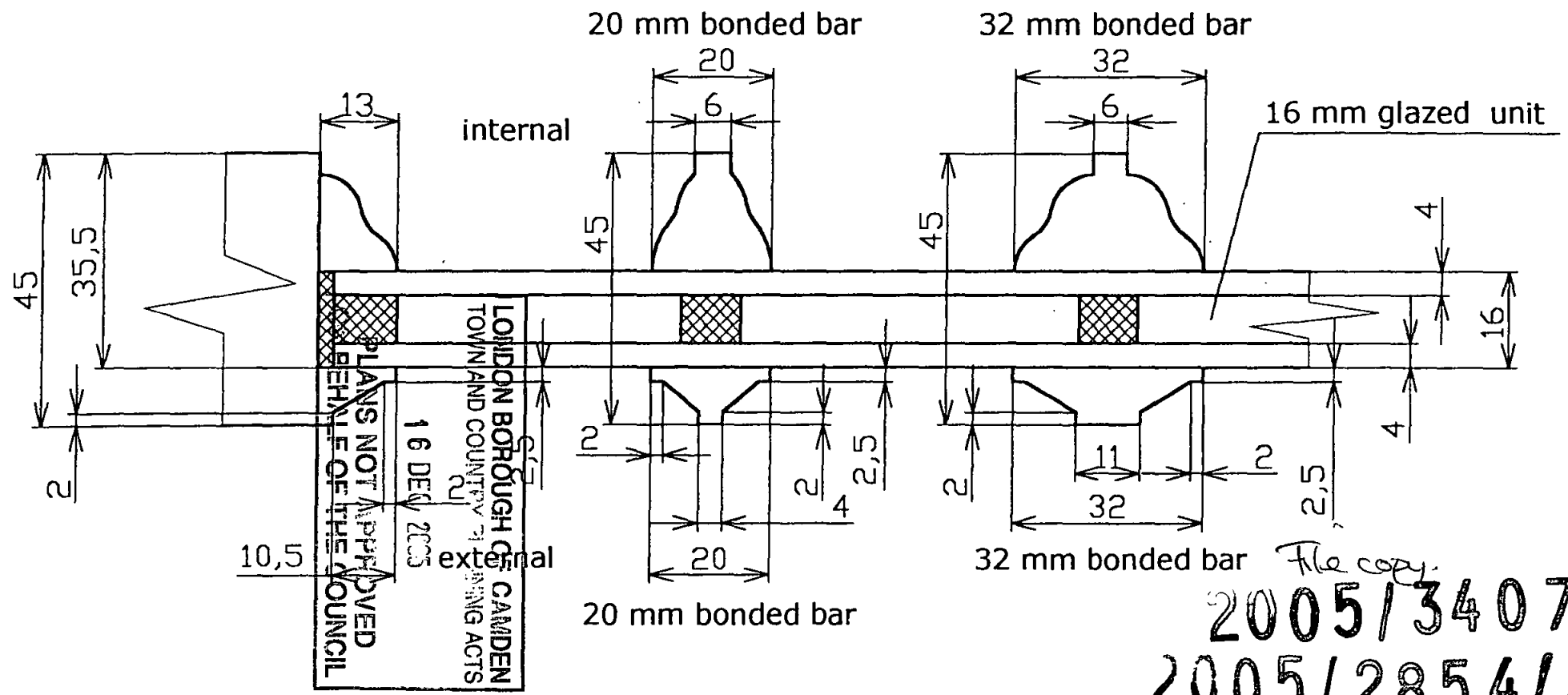
PART 3B  
 BONDED BAR AND SOLID BAR SECTIONS  
 AMENDED DRAWINGS  
 ACCORDING TO COVERING LETTER  
 OF JOHN ROSE FROM 24.05.2002.

# THE ORIGINAL BOX SASH WINDOW COMPANY

INTERNAL MEASUREMENTS ARE A NEAR INDICATION ONLY & SUBJECT TO MINOR DISCREPANCIES/TOLERANCES FOR BEADING, GLAZING, FITTINGS, ETC.

PAGE -  
 ITEM -

## STD BONDED BAR SECTION



All glass units - "K" glass inside with argon filled. Full safety glass.

*File copy.*  
 2005/3407/P  
 2005/2854/L

SCALE 1:1

DATED: 28-05-2002

DWG NO: OG/template 3B-2

STD SINGLE GLAZED DETAIL  
SASHES WITH LAMBSTONQUE  
THICKNESS 44 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

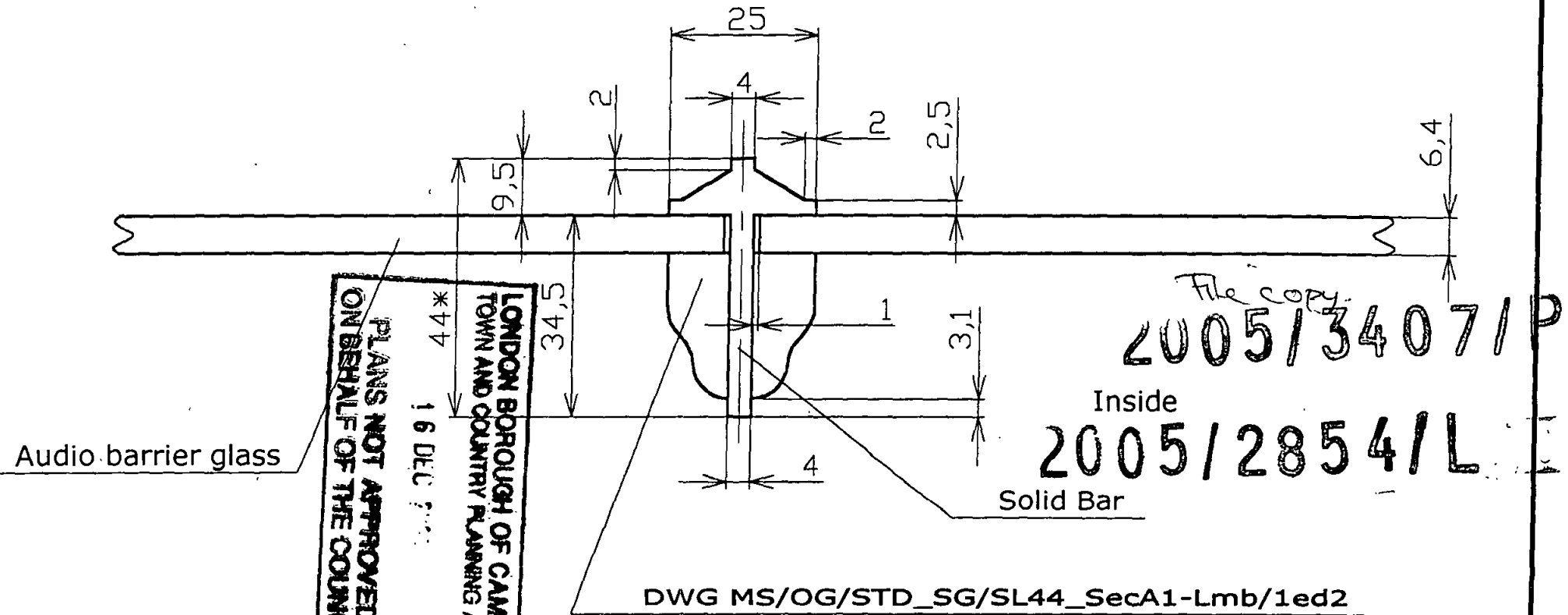
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INDICATION ONLY & SUBJECT TO MINOR  
DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING,FITTINGS,ETC.

SECTION E1

PAGE 1

EDIT 2

Bar detail



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ON BEHALF OF THE COUNCIL  
16 DEC 2003  
LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS

File copy  
2005/3407/P

Inside  
2005/2854/L

SCALE 1:1

DATED: 19-06-2003

DWG: MS/OG/STD\_SG/SL44\_SecE1/1ed2

STD SINGLE GLAZED DETAIL  
INSTEAD OF DOUBLE GLAZING  
SASHES  
THICKNESS 35 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

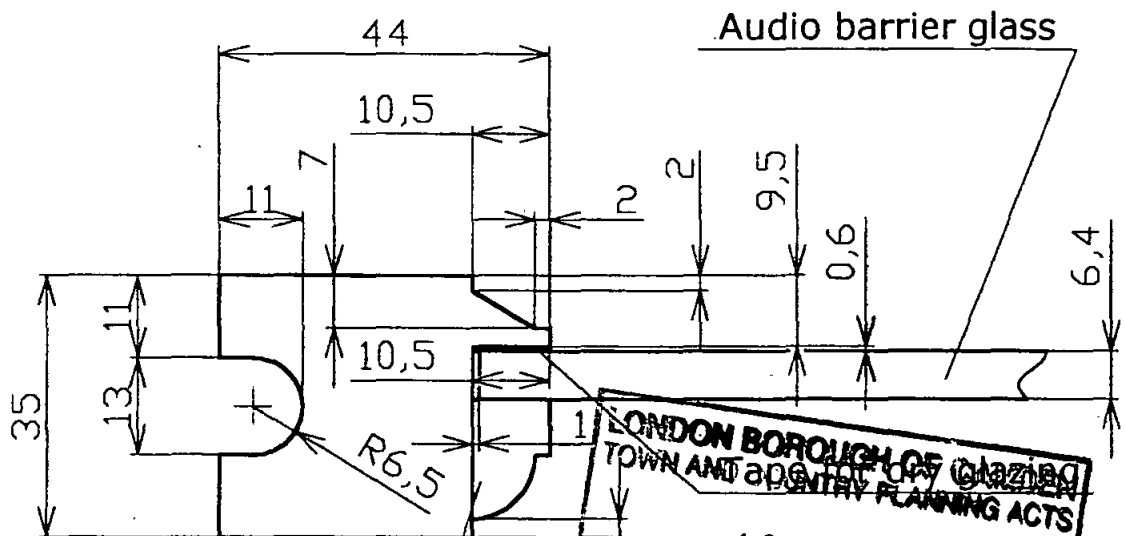
INTERNAL MEASUREMENTS ARE A NEAR  
INDICATION ONLY & SUBJECT TO MINOR  
DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING, FITTINGS, ETC.

PAGE 2

DATED: 14-01-2003

EDIT 2

STILE



LONDON BOROUGH OF GLAZING  
TOWN AND COUNTRY PLANNING ACTS  
16 DEC 2005  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

.../STD\_SG/S35\_SecA2-Ov/1ed2

File copy  
2005/3407/P  
2005/2854/L

SCALE 1:1

DWG MS/OG/STD\_SG/S35\_SecA2-St/1ed2



STD SINGLE GLAZED DETAIL  
INSTEAD OF DOUBLE GLAZING  
SASHES  
THICKNESS 35 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

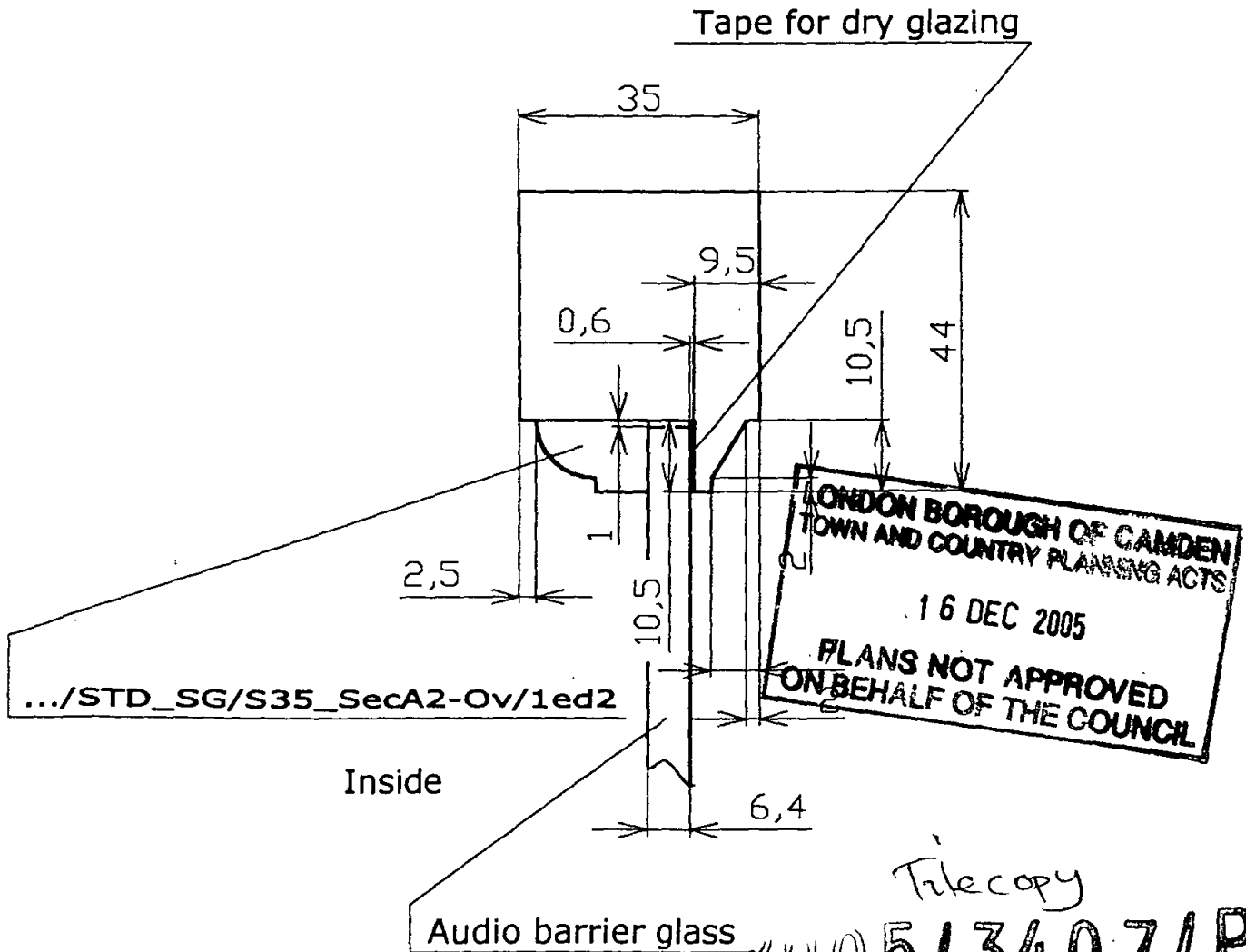
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DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING, FITTINGS, ETC.

PAGE 2

DATED: 14-01-2003

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## TOP RAIL



Telecopy  
2005/3407/P  
2005/2854/L

SCALE 1:1

DWG: MS/OG/STD\_SG/S35\_SecB2-Top/1ed2

STD SINGLE GLAZED DETAIL  
INSTEAD OF DOUBLE GLAZING  
SASHES  
THICKNESS 35 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

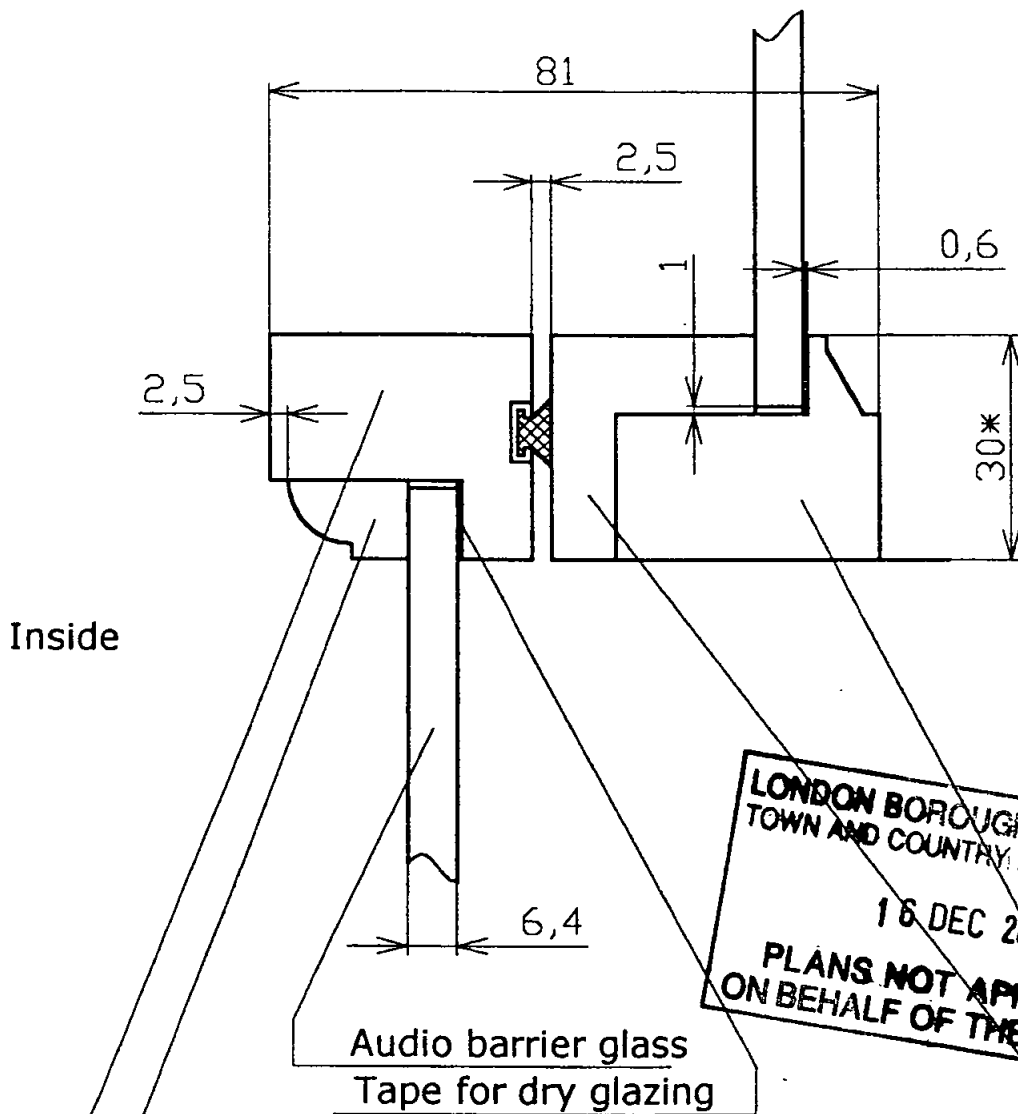
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DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING, FITTINGS, ETC.

PAGE 2

DATED: 15-01-2003

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## MEETING RAILS



LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
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PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

- DWG MS/OG/STD\_SG/S35\_SecA2-Ov/1ed2
- DWG MS/OG/STD\_SG/S35\_SecC2-Imr/1ed2
- DWG MS/OG/STD\_SG/S35\_SecC2-Bomr/1ed2
- DWG MS/OG/STD\_SG/S35\_SecC2-Omr/1ed2

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copy 2005/2854/L

SCALE 1:1

DWG: MS/OG/STD\_SG/S35\_SecC2\_1ed2

STD SINGLE GLAZED DETAIL  
INSTEAD OF DOUBLE GLAZING  
SASHES  
THICKNESS 35 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

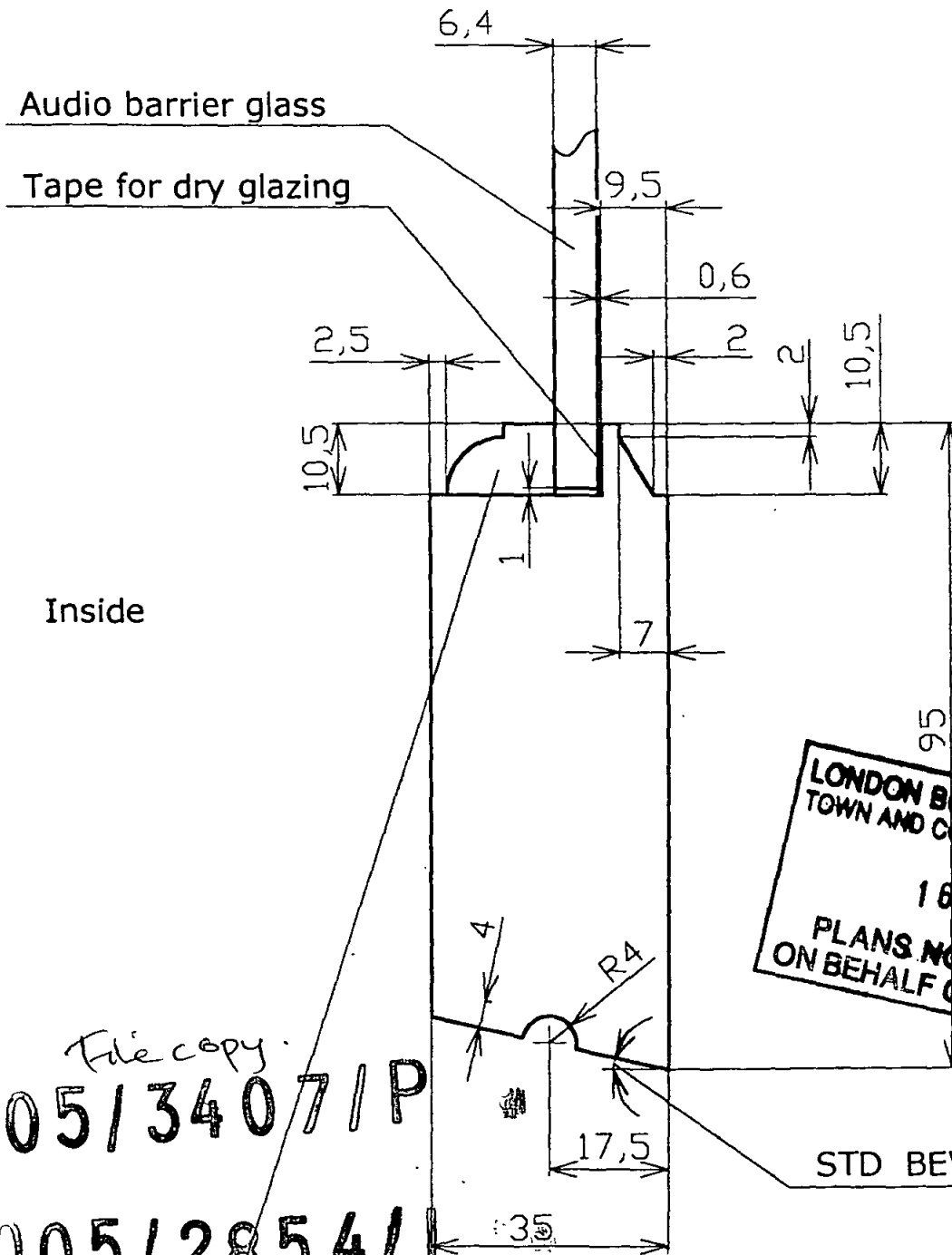
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DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING, FITTINGS, ETC.

PAGE 2

DATED: 20-01-2003

EDIT 2

## BOTTOM RAIL



LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
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2005/3407/P  
2005/2854/L

DWG MS/OG/STD\_SG/S35\_SecA2-Ov/1ed2

SCALE 1:1

DWG: MS/OG/STD\_SG/S35\_SecD2-Br/1ed2

STD SINGLE GLAZED DETAIL  
INSTEAD OF DOUBLE GLAZING  
SASHES  
THICKNESS 35 mm

# THE ORIGINAL BOX SASH WINDOW COMPANY

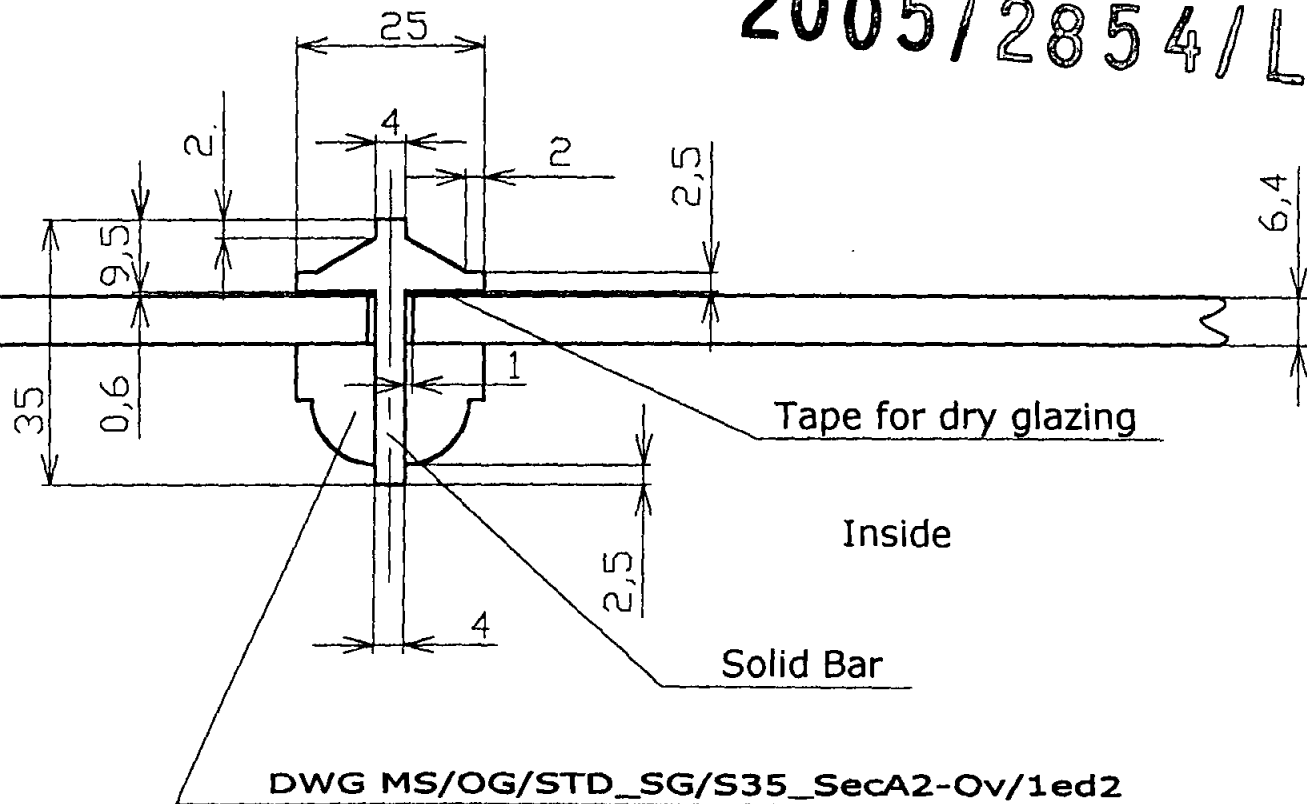
INTERNAL MEASUREMENTS ARE A NEAR  
INDICATION ONLY & SUBJECT TO MINOR  
DISCREPANCIES/TOLERANCES FOR BEADING,  
GLAZING,FITTINGS,ETC.

PAGE 2

EDIT 2

### BAR DETAIL

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2005/3407/P  
2005/2854/L



**LONDON BOROUGH OF CAMDEN  
TOWN AND COUNCIL  
PLANNING ACTS  
16 DEC 2005  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL**

DWG MS/OG/STD\_SG/S35\_SecA2-Ov/1ed2

SCALE 1:1

DATED: 16-01-2003

DWG: MS/OG/STD\_SG/S35\_SecE2/1ed2

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
16 DEC 2005  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL



5 7 2005

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2005/34071P

2005/2854/L

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TOWN AND COUNTRY PLANNING ACTS

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ON BEHALF OF THE COUNCIL



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2005/2854/L

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TOWN AND COUNTRY PLANNING ACTS  
16 DEC 2005  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

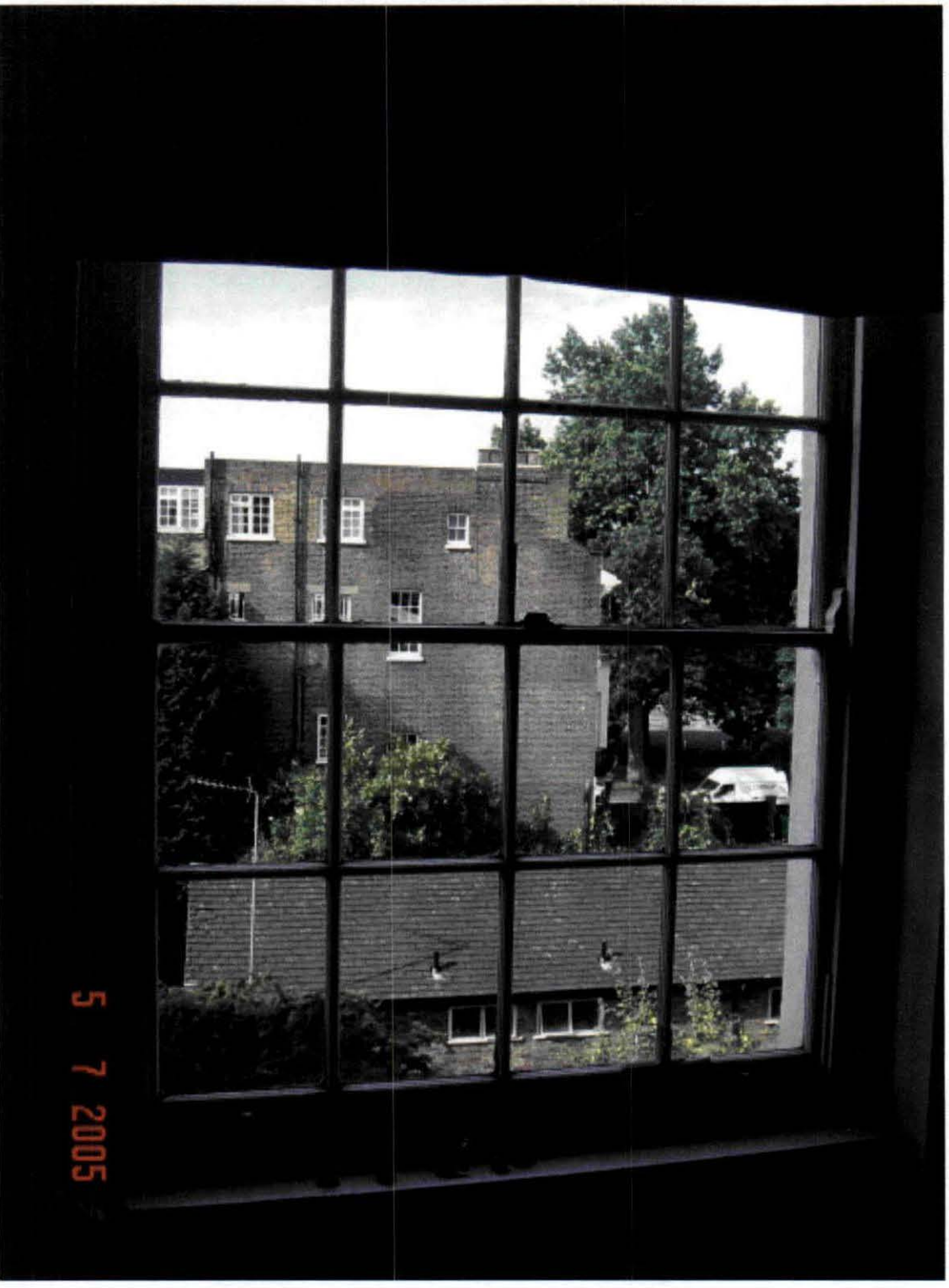
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2005/28541L

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TOWN AND COUNTRY PLANNING ACTS  
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2005/2854/L



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TOWN AND COUNTRY PLANNING ACTS

16 DEC 2005

PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

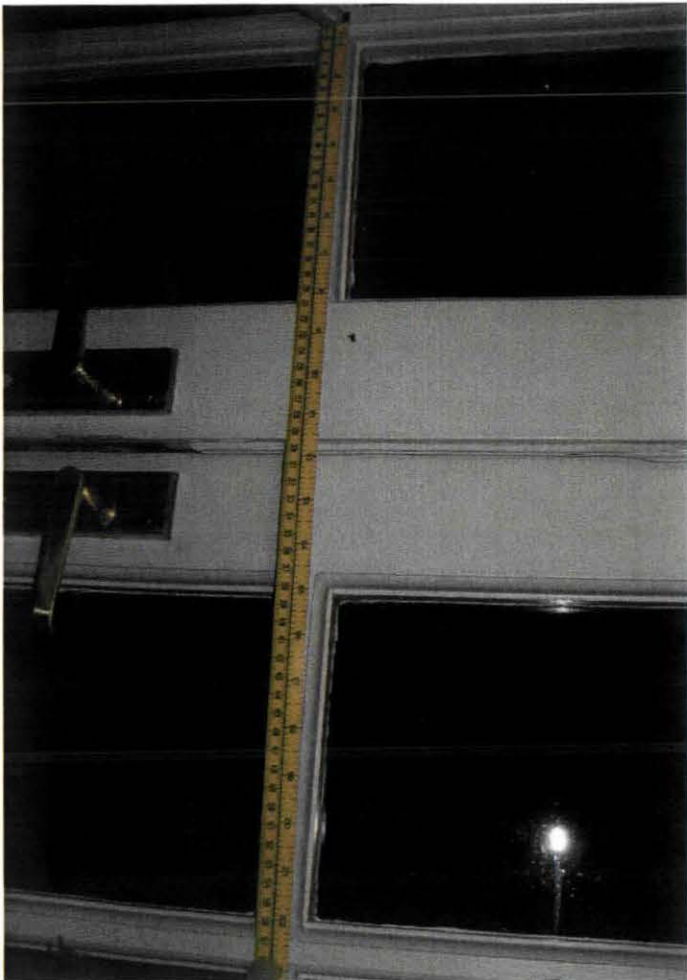
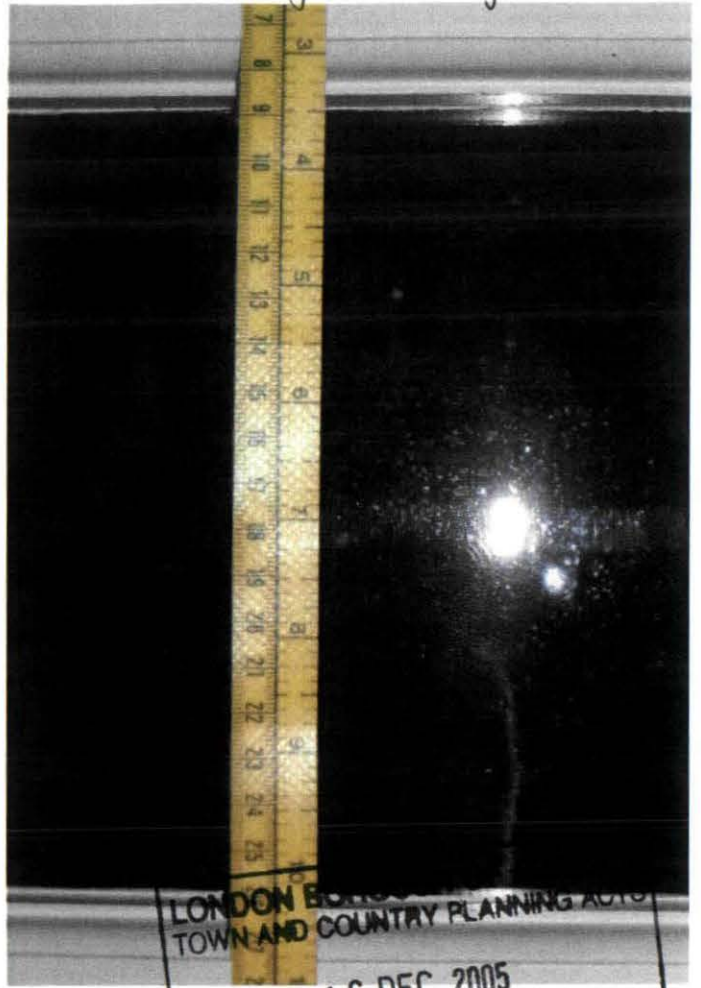
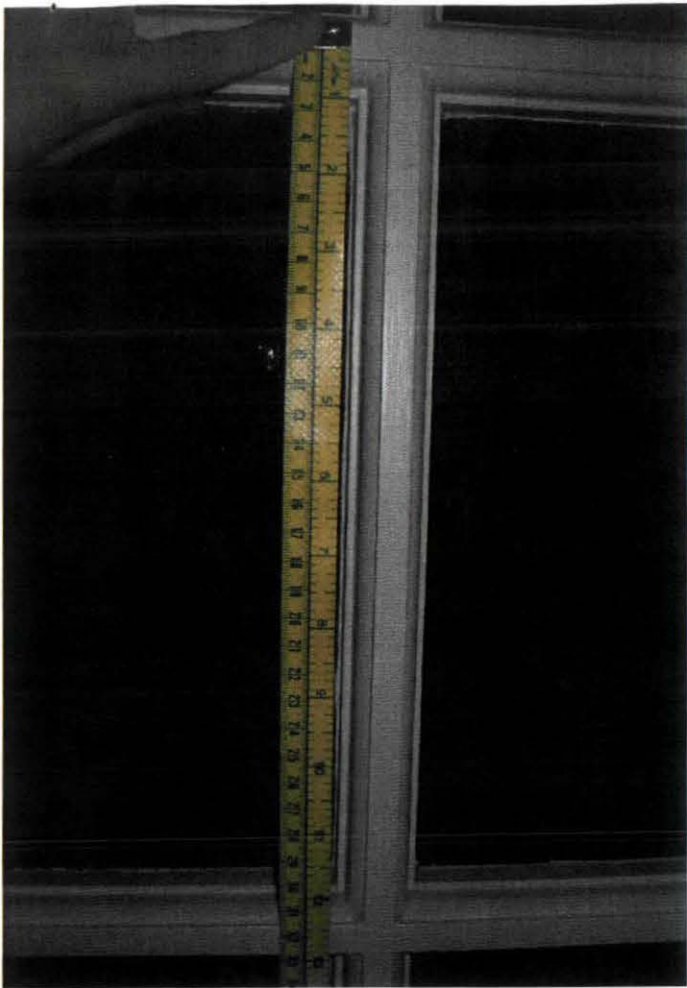


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2005/3407/P

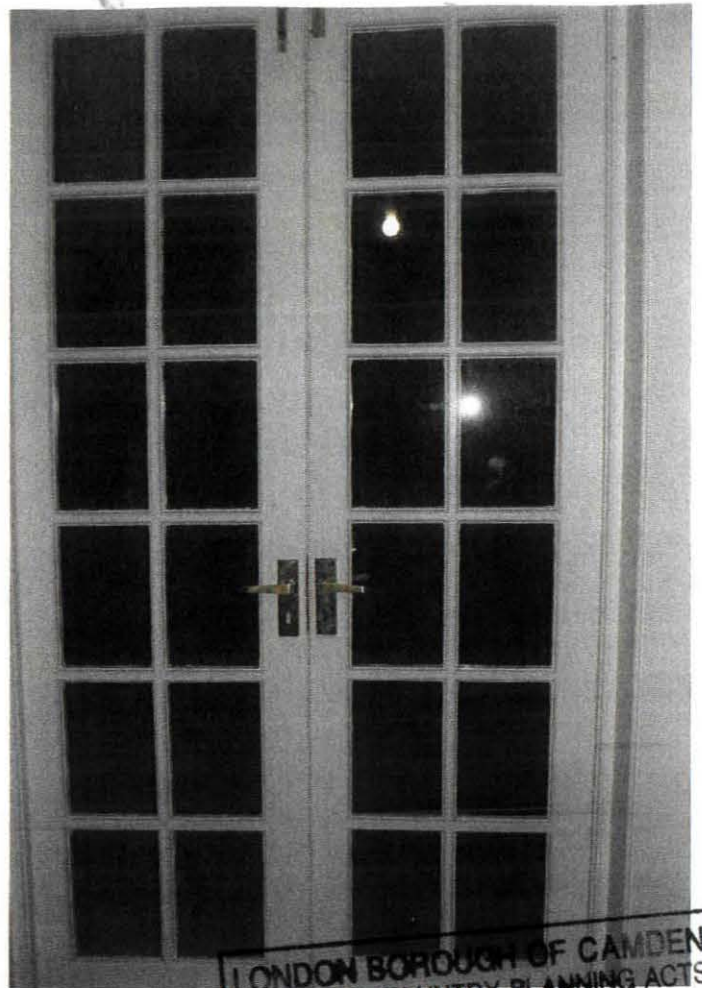
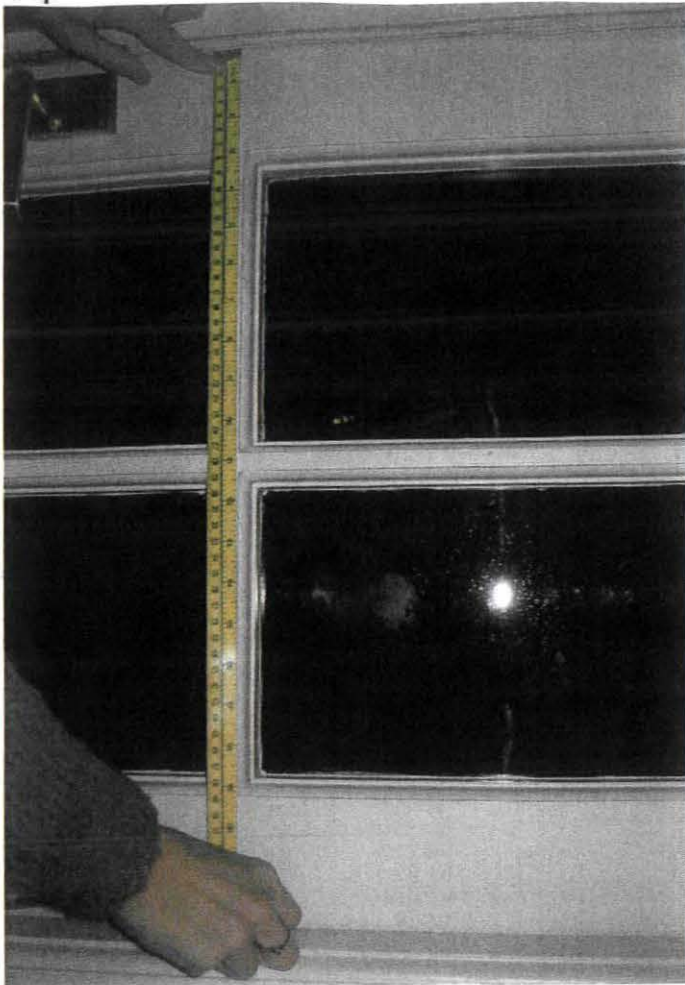
2005/2854/L

2nd floor rear patio doors : Existing Glazing



2005/3407/P

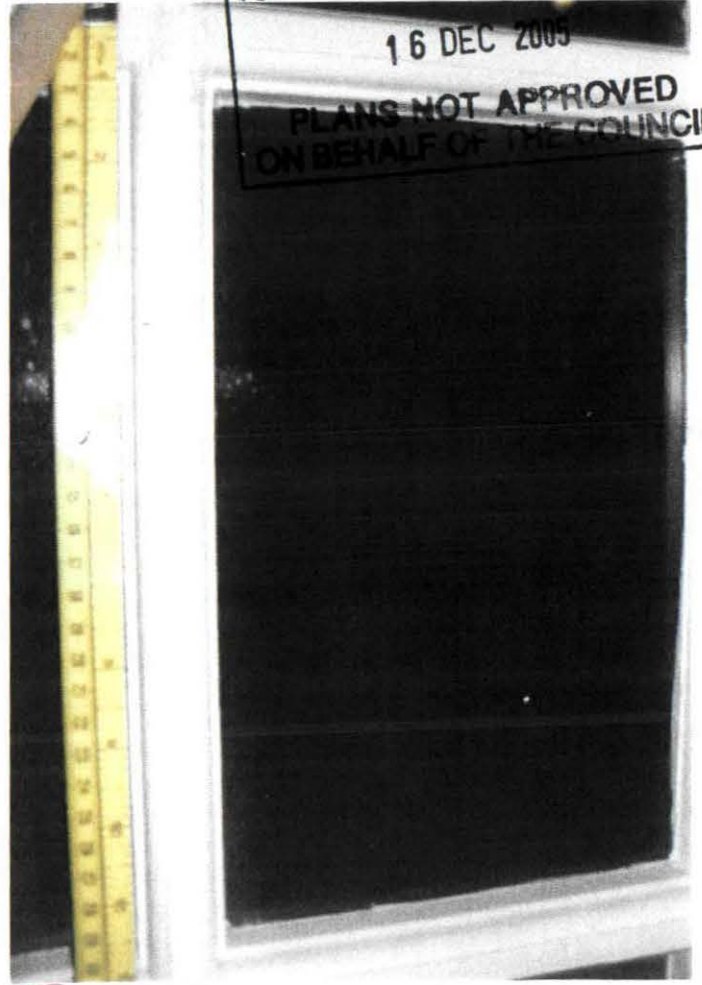
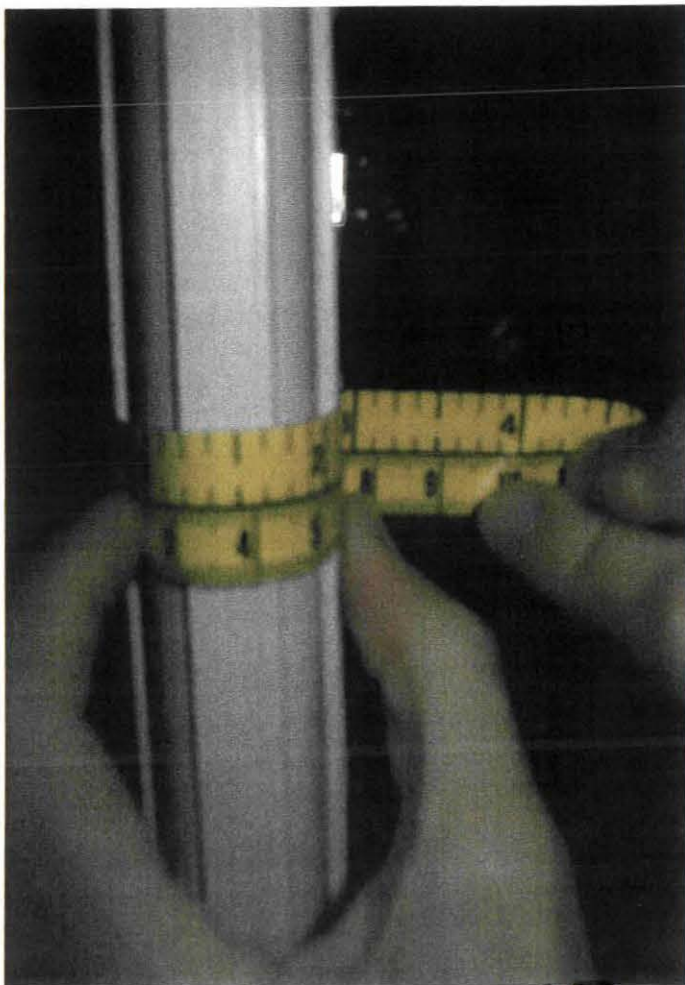
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LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS

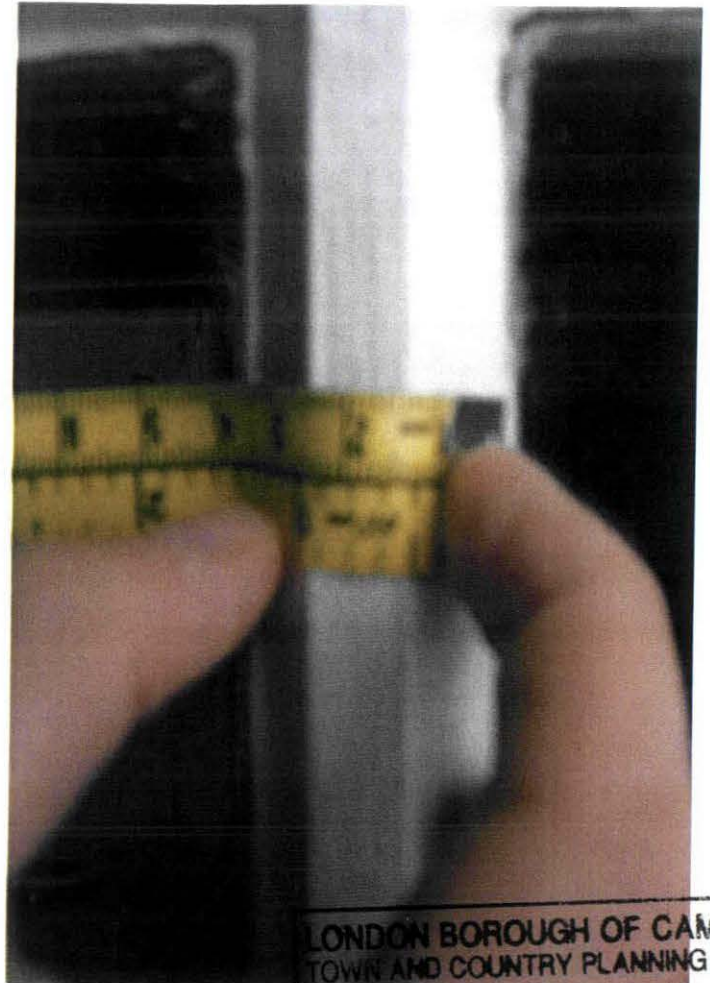
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PLANS NOT APPROVED  
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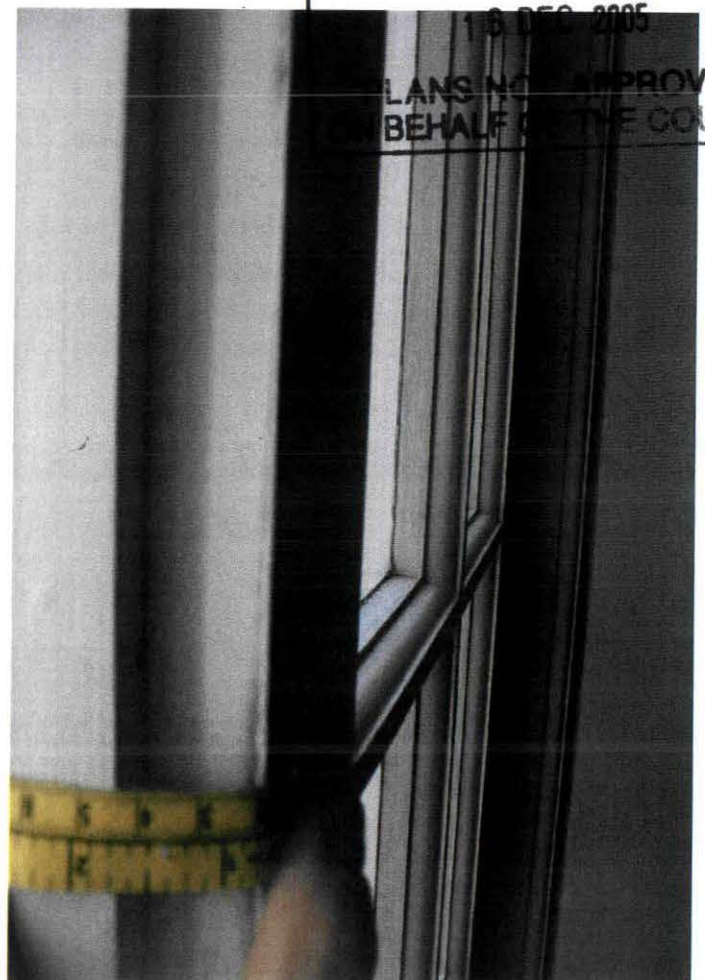
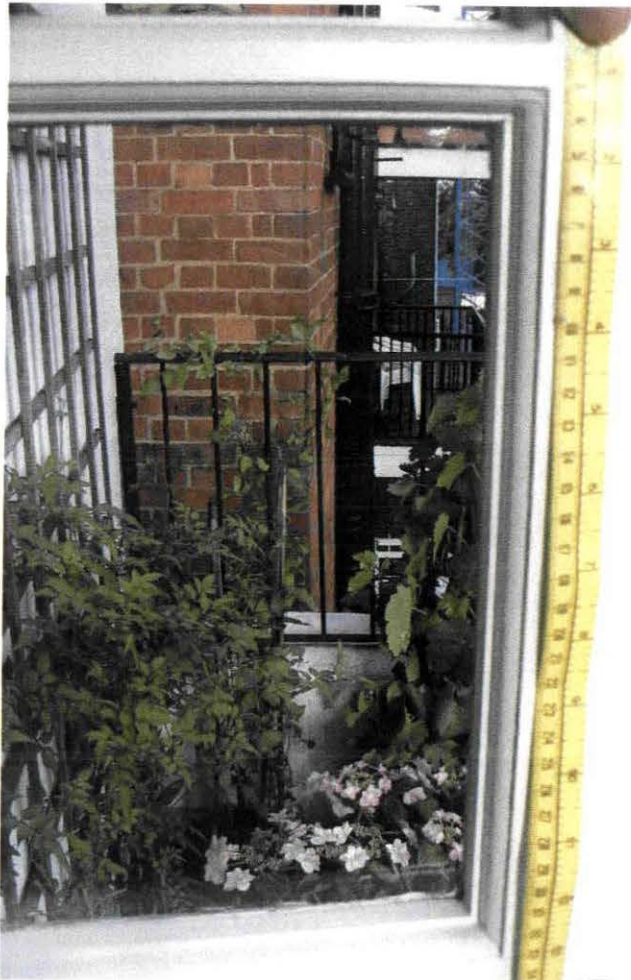


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LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS



13 DEC 2005  
PLANS NOT APPROVED  
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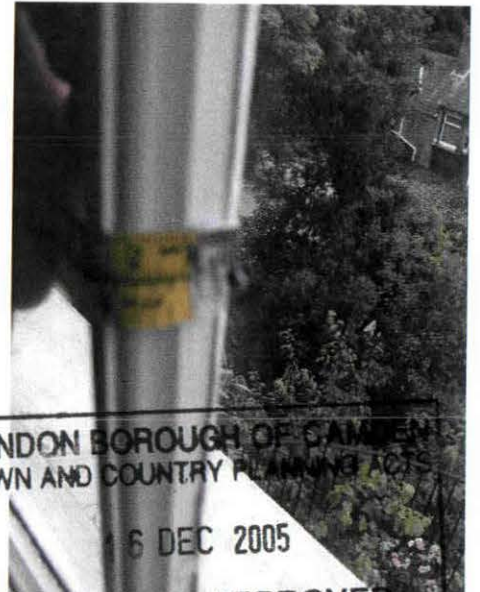
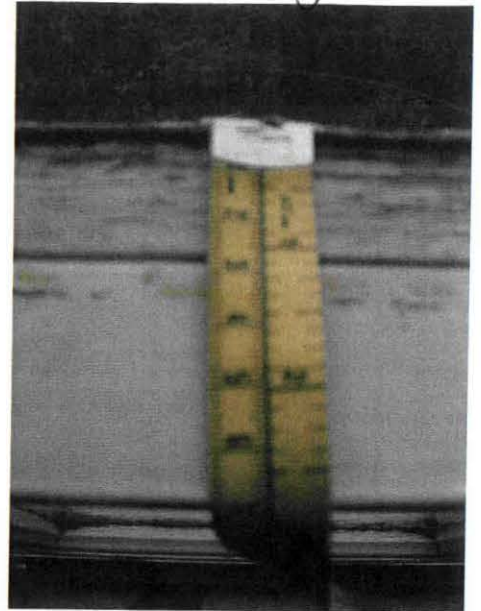
4/20/05

15 G Gloucester Av.



2005/3407/P  
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2005/2854/L

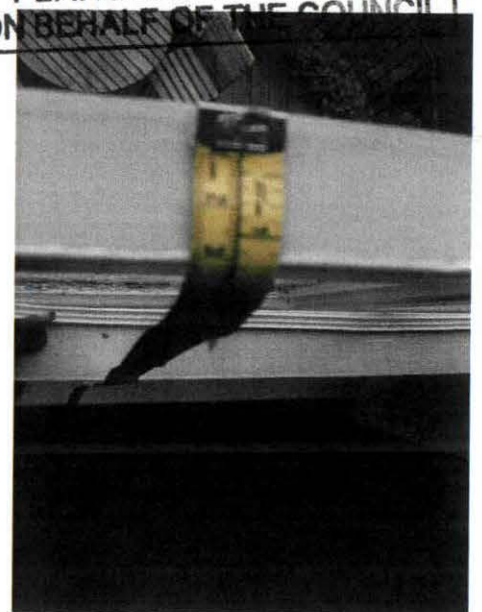
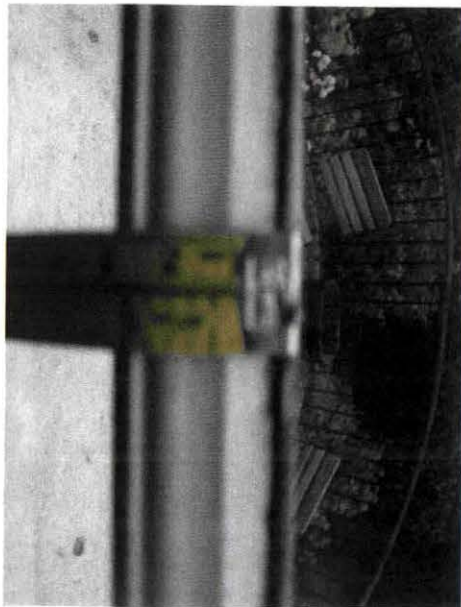
3<sup>rd</sup> floor rear wooden sash window, Existing glazing



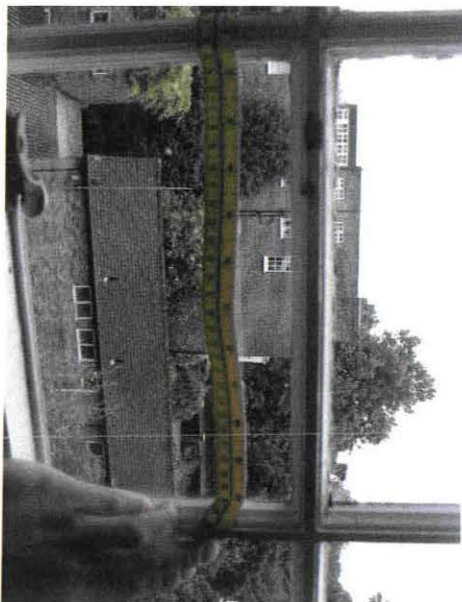
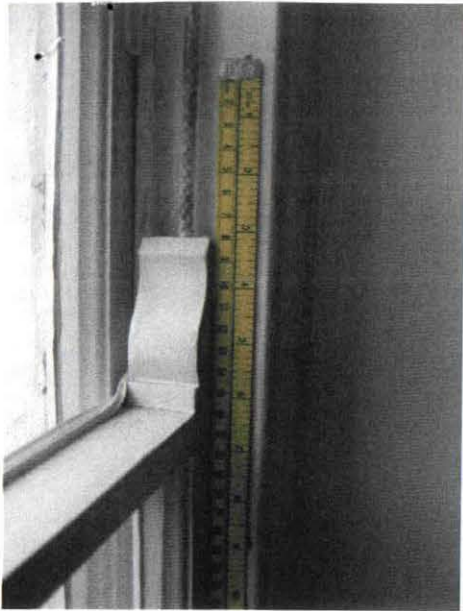
LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACT 1968

16 DEC 2005

PLANS NOT APPROVED  
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2005/3407/P 2005/2854/L



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TOWN AND COUNTRY PLANNING ACTS  
16 DEC 2005  
PLANS NOT APPROVED  
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L05/2854/L