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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 Building 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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	China
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Tim
Surname	Wong
Company name	Acanthus Architects LW
Address line 1	Voysey House
Address line 2	Barley Mow Passage
Address line 3	Chiswick
Town/city	London
Country	
Postcode	W4 4PN
Primary number	02089942288
Secondary number	
Fax number	
Email	tim.wong@acanthuslw.com

4. 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):

The proposed works involve mostly external like for like repair and internal finishes work including new tiled and wooden flooring, painted and wallpaper wall finishes, CCTV and intruder alarms, electrical fixtures and sanitaryware. A new partition on the ground floor is proposed to enclose the modern steel column while a modern partition wall between the two bedrooms on the first floor will be removed to form an enlarged study. A new door will be installed at the top of the spiral staircase to provide fire protection between ground floor and basement level. At basement level, another modern partition wall and a modern door will be removed to create 2 similar sized bedrooms. A new partition wall is proposed to separate the kitchen from the dining area. Due to severe water ingress, the modern glazed roof at the back of the house will be replaced by solid roof with a lead roll battened finish to allow future access to clear the gutter and a wide lead lined gutter sized to minimise blockages. A new openable rooflight is proposed to allow natural daylight. The low pitch nature of the roof precludes the selection of a conservation rooflight but it is not visible from the outside.

Has the development or work already been started without planning permission?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

7. 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:

Previous Listed Building Consent PP-06399104 (submitted on 25 September 2017, approved on 14 March 2018)

The previous proposal is largely similar in terms of design and repair proposal of this application. However due to further investigation of the severe water ingress, this new application is applied for the replacement of modern glass roof at the back of the house, and additional waterproofing measures proposed at basement level, with additional details and minor internal alterations.

8. Immunity from Listing

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

Yes No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes No

b) works to the exterior of the building?

Yes No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

d) 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. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to the following drawings and report:

4923 Heritage Statement and Condition Report
4923-AALW-BL-DR-A-0010 Existing Ground Floor
4923-AALW-BL-DR-A-0012 Existing Basement Level
4923-AALW-BL-DR-A-0011 Existing First Floor
4923-AALW-BL-DR-A-0014 Existing Attic Plan
4923-AALW-BL-DR-A-0013 Existing Roof Plan
4923-AALW-BL-DR-A-0110 Proposed Ground Floor
4923-AALW-BL-DR-A-0111 Proposed First Floor
4923-AALW-BL-DR-A-0112 Proposed Basement Level
4923-AALW-BL-DR-A-0114 Proposed Attic Plan
4923-AALW-BL-DR-A-0113 Proposed Roof Plan
4923-AALW-AD-DR-A-0400 Proposed Details

10. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

10. Materials

External Walls	
Please provide a description of existing materials and finishes:	Red brick masonry construction with rough painted render above ground floor window cill level
Please provide a description of proposed materials and finishes:	As existing

Roof covering	
Please provide a description of existing materials and finishes:	Welsh slate with clay angle ridge tiles. Lead covering on modern dormer roof. Copper roof on corner towers. Modern glass roof at the back.
Please provide a description of proposed materials and finishes:	To match existing. Replace modern glass roof with a solid lead roof with wider gutter and an openable rooflight.

Chimney	
Please provide a description of existing materials and finishes:	Brick stack with concrete cap and clay chimney pots
Please provide a description of proposed materials and finishes:	As existing

Windows	
Please provide a description of existing materials and finishes:	Painted steel framed windows and painted timber windows. Some with steel security frames behind.
Please provide a description of proposed materials and finishes:	Redecorate windows with white paint to match existing. New steel security frames.

External Doors	
Please provide a description of existing materials and finishes:	Painted timber doors
Please provide a description of proposed materials and finishes:	Replace with new doors or redecorate to match existing.

Ceilings	
Please provide a description of existing materials and finishes:	Painted plaster
Please provide a description of proposed materials and finishes:	Redecorate to match existing

Internal Walls	
Please provide a description of existing materials and finishes:	Painted plaster on brick substrates or painted plasterboard on modern steel partition. Tiles in bathrooms.
Please provide a description of proposed materials and finishes:	Redecorate existing walls and new plasterboard stud partitions with painted or wallpaper finish. New tiles in bathrooms.

Floors	
Please provide a description of existing materials and finishes:	Carpet on timber floor. Tiles in bathrooms and vinyl in kitchen.

10. Materials

Floors	
Please provide a description of proposed materials and finishes:	Remove carpet. If existing wooden floor beneath the carpet at ground and first floor is in satisfactory condition then redecorate. New ceramic/porcelain tiles with wood pattern on board substrate to replace carpet if existing wooden floor under carpet is not in good condition. New tiles for bathrooms and kitchen. New carpet for bedrooms and stairs.

Internal Doors	
Please provide a description of existing materials and finishes:	Painted timber doors
Please provide a description of proposed materials and finishes:	New painted timber doors and redecorate existing doors to match existing.

Rainwater goods	
Please provide a description of existing materials and finishes:	Painted cast iron gutters and downpipes. Black plaster gutter and downpipes for the dormer roof only and modern glass roof only.
Please provide a description of proposed materials and finishes:	Repair, if possible or replace damaged sections of cast iron guttering and redecorate to match existing as described in the Heritage Statement & Condition Report. New lead lined gutter for new solid lead roof at the back of the house replacing modern glass roof.

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	Painted rendered retaining walls with painted coping stones and painted cast iron railings.
Please provide a description of proposed materials and finishes:	Replace missing railings to match existing.

Vehicle access and hard standing	
Please provide a description of existing materials and finishes:	No vehicle access and loose timber decking tiles in areas around the building.
Please provide a description of proposed materials and finishes:	Replace loose timber decking tiles with Yorkshire stone pavers and gravel.

Lighting	
Please provide a description of existing materials and finishes:	Internal LED downlights and external floodlights.
Please provide a description of proposed materials and finishes:	Maintain existing lightings where they are not visible from the front windows. New lightings at front of ground floor and turrets at both ground and first floor. Redecorate plaster ceilings.

Other type of material (e.g. guttering) Wrought iron bracket	
Please provide a description of existing materials and finishes:	An original wrought iron bracket to support a lantern over front door visible in earlier photographs has been removed by a previous owner.
Please provide a description of proposed materials and finishes:	Fabricate and fix a copy of the original wrought iron bracket over door.

Are you supplying additional information on submitted plan(s)/design and access statement: Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

10. Materials

Refer to the following drawings and report:
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4923-AALW-BL-DR-A-0012 Existing Basement Level
4923-AALW-BL-DR-A-0011 Existing First Floor
4923-AALW-BL-DR-A-0014 Existing Attic Plan
4923-AALW-BL-DR-A-0013 Existing Roof Plan
4923-AALW-BL-DR-A-0110 Proposed Ground Floor
4923-AALW-BL-DR-A-0111 Proposed First Floor
4923-AALW-BL-DR-A-0112 Proposed Basement Level
4923-AALW-BL-DR-A-0114 Proposed Attic Plan
4923-AALW-BL-DR-A-0113 Proposed Roof Plan
4923-AALW-AD-DR-A-0400 Proposed Details

11. Neighbour and Community Consultation

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

Yes No

12. 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

13. 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 (Must be pre-application submission)

Details of the pre-application advice received

Mr. Nick Baxter returned my phone call on 28 August 2018 regarding the proposed amendments to the approved Listed Building Consent of Flaxman Lodge. He advised that a new folding partition at ground floor and replacing the modern glass roof with a solid roof with rooflight would require a new submission. The folding partition at ground floor is no longer proposed now but a new door at the top of spiral staircase is proposed instead. He advised a conservation rooflight would be accepted for the new flat roof, however due to the nature of the low pitch flat roof, a conservation rooflight not feasible to install. This roof is not visible from the street and is only visible through a first floor window so we believe the new proposal would be acceptable. Mr. Nick Baxter also advised that while maintaining all the existing LED light fittings is not acceptable, his concern is that they would be visible from the street. We therefore propose to maintain those existing light fittings at the basement, and where they are situated away from the front windows at both ground and first floors, to minimise any disruptions to the plastered ceiling. New light fittings will be proposed to the 2 turrets at both first and ground levels, and the front area of ground level. We trust our proposal is in accordance with the discussions we had with Mr. Nick Baxter and would appreciate an efficient handling of this application.

14. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

15. Certificates

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.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)