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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. Site Address

Number	<input type="text" value="25"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat D Flat Third Floor"/>
Address line 1	<input type="text" value="Conway Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="W1T 6BW"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="529038"/>
Northing (y)	<input type="text" value="182128"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Ms"/>
First name	<input type="text"/>
Surname	<input type="text" value="Goldstein"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="46 Longway Avenue"/>
Address line 2	<input type="text" value="Charlton Kings"/>
Address line 3	<input type="text" value="Cheltenham"/>
Town/city	<input type="text"/>

2. Applicant Details

Country	
Postcode	GL53 9JJ
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	Christian
Surname	Brailey
Company name	Architecture for London
Address line 1	82-84
Address line 2	Clerkenwell Road
Address line 3	
Town/city	Islington
Country	United Kingdom
Postcode	EC1M 5RF
Primary number	02036374267
Secondary number	
Fax number	
Email	christian@architectureforlondon.com

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing non original flat roof, industrial railings and modern uPVC conservatory. Erection of roof level extension with traditional sloping mansard to front to match no23, with smaller terrace to rear to provide amenity and associated internal works.

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

If Yes, 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

If the answer to c) is Yes

What is the total volume of the listed building?

300

Cubic metres

What is the volume of the part to be demolished?

35

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1995

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The existing uPVC conservatory is set back from both the front and the rear, and abuts the raised party wall. Whilst this reduces the visual impact it is poor quality in design, construction and access. Externally the roof terrace has industrial style guarding rails to the front, which are visible from the street. These detract from an otherwise well preserved front. To the rear there is also guarding but in the form of obscured glazing atop the brick parapet. Whilst being less visible to the rear this too is unsympathetic to the existing building.

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

The current roof has ongoing leaks. It was recently attempted to repair, however this proved to be unsuccessful. Further investigations deduced that water ingress was occurring through the seals in the conservatory, and therefore to remedy the conservatory either needs to be taken apart and reconstructed or replaced. Rather than retain the poor quality existing roof extension it is proposed to replace this with a high quality extension that would better complement the existing building and terrace as a whole.

7. Immunity from Listing

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

☐ Yes ☒ No

8. 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

8. Listed Building Alterations

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).

With reference to the existing and proposed drawings; GA100, 101, 102, 103, 104, 105, 106 and the Design & Access and Heritage Statement.

This application relates solely to Flat D, which consists of an entrance at second floor level, the entirety of the third floor, and the fourth floor conservatory and roof terrace. Internally within Flat D almost no original features remain. The staircase is the exception although this has been modified to separate the staircase from the communal hall with a wall and entrance door to the flat added at second floor level. Externally the roof terrace has industrial style guarding rails to the front, which are visible from the street. These detract from an otherwise well preserved front. The proposed demolition works at roof level includes the removal of the uPVC conservatory, front industrial rails, rear frosted glazing, and existing roof finishes. Any structural work will be kept to a minimum and modern forms of construction are to be used to be as sympathetic to the original structure as possible.

9. 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 fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Roof covering	
Please provide a description of existing materials and finishes:	Poor quality bitumen tile flooring
Please provide a description of proposed materials and finishes:	High quality stone tile flooring

Windows	
Please provide a description of existing materials and finishes:	Poor quality, failing uPVC windows and doors
Please provide a description of proposed materials and finishes:	High quality, traditional style painted timber sash windows to the front. Slim frame metal windows to the rear

External Walls	
Please provide a description of existing materials and finishes:	Poor quality rendered brick
Please provide a description of proposed materials and finishes:	New rendered brick, existing repaired and re-rendered where required

Rainwater goods	
Please provide a description of existing materials and finishes:	Poor quality, plastic guttering
Please provide a description of proposed materials and finishes:	Concealed roof gutter to rear

Ceilings	
Please provide a description of existing materials and finishes:	Non original plasterboard
Please provide a description of proposed materials and finishes:	New plasterboard

Floors	
Please provide a description of existing materials and finishes:	Non original, poor quality timber laminate
Please provide a description of proposed materials and finishes:	High quality, timber floor

9. Materials

Internal Walls	
Please provide a description of existing materials and finishes:	Non-original plasterboard
Please provide a description of proposed materials and finishes:	New plasterboard

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	Existing stone coping
Please provide a description of proposed materials and finishes:	New stone coping to match

External Doors	
Please provide a description of existing materials and finishes:	uPVC
Please provide a description of proposed materials and finishes:	Slim frame metal

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

GA100, 101, 102, 103, 104, 105, 106 and the Design & Access and Heritage Statement.

10. Site Area

What is the measurement of the site area?
(numeric characters only).

57

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The property has been split into flats. Flat 4 is of C3 class - single occupancy residential

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

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

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. Please state the plan(s)/drawing(s) references.

Roof area not increased, will connect into both front and rear drainage systems

15. 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 a 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
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

16. 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'.

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 (see guidance note):

17. Biodiversity and Geological Conservation

- ☐ 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 (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. 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

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. 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:

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 it clear what information it requires on its website

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. 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

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

28. Authority Employee/Member

With respect to the Authority, is the applicant and/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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Paola Fudakowska
Number	25
Suffix	
House Name	Flat A
Address line 1	Conway Street
Address line 2	
Town/city	London
Postcode	W1T 6BW
Date notice served (DD/MM/YYYY)	19/09/2018

Name of Owner/Agricultural Tenant	Catherine Gannon
Number	14
Suffix	
House Name	
Address line 1	Ravenscroft Park
Address line 2	
Town/city	Barnet
Postcode	EN5 4ND
Date notice served (DD/MM/YYYY)	19/09/2018

Name of Owner/Agricultural Tenant	David / Helen Sinclair
Number	99
Suffix	
House Name	
Address line 1	Marsh Lane
Address line 2	
Town/city	London
Postcode	NW7 4LE
Date notice served (DD/MM/YYYY)	19/09/2018

Person role

- ☐ The applicant
☒ The agent

29. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Christian
Surname	Brailey
Declaration date	19/09/2018

☒ 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 (cannot be pre-application)	19/09/2018
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