

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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	<input type="text" value="60"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Chalton 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="NW1 1HS"/>

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

Easting (x)	<input type="text" value="529805"/>
Northing (y)	<input type="text" value="182875"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Westby"/>
Company name	<input type="text" value="BHA Consulting Ltd."/>
Address line 1	<input type="text" value="30 Connaught Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Attleborough"/>

2. Applicant Details

Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="NR17 2BW"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Westby"/>
Company name	<input type="text" value="BHA Consulting Ltd."/>
Address line 1	<input type="text" value="30 Connaught Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Attleborough"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="NR17 2BW"/>
Primary number	<input type="text" value="07715092900"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="andy.westby@b-h-a-consulting.co.uk"/>

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):

Has the development or work already been started without consent?

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)?

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

5. Listed Building Grading

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

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).

Fire damage reinstatement works essentially to undertaken on a like-for-like basis but with existing lath and plaster wall and ceiling finishes reinstated using plasterboard as agreed with Charles Rose (Camden Council Principal Conservation Officer)

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 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.

External Walls

Please provide a description of existing materials and finishes:

Rendered timber studwork in area of works, rendered masonry elsewhere

Please provide a description of proposed materials and finishes:

As existing

Roof covering

Please provide a description of existing materials and finishes:

Interlocking clay tiles

Please provide a description of proposed materials and finishes:

As existing

10. Materials

Windows	
Please provide a description of existing materials and finishes:	Timber frames
Please provide a description of proposed materials and finishes:	Existing units to be retained and re-used

Ceilings	
Please provide a description of existing materials and finishes:	Lath and plaster
Please provide a description of proposed materials and finishes:	Plasterboard and skim

Internal Walls	
Please provide a description of existing materials and finishes:	Plastered masonry, lath and plaster faced timber studwork
Please provide a description of proposed materials and finishes:	Plastered masonry, plasterboard/skim faced timber studwork

Floors	
Please provide a description of existing materials and finishes:	Timber joists and boards
Please provide a description of proposed materials and finishes:	As existing

Rainwater goods	
Please provide a description of existing materials and finishes:	Cast iron
Please provide a description of proposed materials and finishes:	As existing

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

Drawing Nos. 3328.400-404 (incl); 3328.410; 3328.500 and associated Schedule of Works

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):

13. Pre-application Advice

Officer name:

Title	Mr
First name	Charles
Surname	Rose
Reference	2018/5516/PRE

Date (Must be pre-application submission)

11/12/2018

Details of the pre-application advice received

Email as below dated 11.12.18

Andy

Following our phone call yesterday I can confirm the following with regard to you pre-application submission at the above address:

- 1.The works as set out in the schedule of works is detailed and clearly sets out the works which need to take place to address the fire damage;
- 2.The works are all considered necessary repair and reinstatement following the fire;
- 3.The works are likely to require listed building consent but I do not see any issue with the Council supporting the works with a view to repairing and building following the fire;
- 4.You have asked if it would be possible to replace some lath and plaster ceilings with plasterboard. The ceilings in question are at second floor level:

The public house is listed as part of the wider social housing complex which dates from the late 1920's. The Ossulston Estate was listed largely due to its social value as one of the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates.

In this regard the lath and plaster isn't considered to be of particular architectural or historic importance to the estate as a whole, and as such its replacement with plasterboard, a material which was being used in the UK when the estate being constructed, is unlikely to result in harm to the significance of the heritage asset, particularly given the fact the original fabric has already been lost due to the fire.

I would recommend you submit immediately submit an LB application using the material already supplied to the Council to ensure you have the necessary consent in place before works commence in the new year.

This document represents an initial informal officers view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Kind regards
Charles Rose

Principal Conservation Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 1971
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

14. 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?

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

15. Certificates

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Westby"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="14/12/2018"/>

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)