

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	91
Suffix	
Property name	
Address line 1	Gower Street
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1E 6AA
Description of site location must be completed if postcode is not known:	
Easting (x)	529619
Northing (y)	182058
Description	

2. Applicant Details

Title	Mr
First name	Petros
Surname	Antoniou
Company name	University College London (UCL)
Address line 1	University College London Estates
Address line 2	3rd Floor - Bidborough House
Address line 3	38-50 Bidborough Street
Town/city	London

2. Applicant Details

Country	
Postcode	WC1H 9BT
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

Title	Miss
First name	Laurie
Surname	McKenzie
Company name	Saunders Boston Limited
Address line 1	119 Newmarket Road
Address line 2	
Address line 3	
Town/city	Cambridge
Country	United Kingdom
Postcode	CB5 8HA
Primary number	01223367733
Secondary number	
Fax number	
Email	lauriem@saundersboston.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):

Refurbishment of main Georgian townhouse building (reduced scope compared with pre-app discussions) for use by UCL as office space & meeting rooms, with associated welfare & break spaces. The existing building has been poorly maintained which the proposals seek to address whilst upgrading the existing finishes and office facilities. These works range from internal work such as spot repairs to walls & redecoration; the removal of asbestos containing features & upgrading of fire doors; replacement of WC sanitaryware & kitchens / tea-point facilities; replacement of secondary glazing units to the front elevation; replacement of existing mechanical extract fans to WC window units; through to the replacement of the badly damaged roof covering to match the existing. Aside the roof, externally only repointing/ repair to the walls & repair to external floor finishes are proposed. All proposals favour the preservation and importance of the building's listed status, replacing elements in poor condition with those that take precedent from older features within the property.

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)?

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

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).

The Demolition Plans (PS01001-SBA-XX-ZZ-DR-A-0021 & PS01001-SBA-XX-ZZ-DR-A-0022) read in conjunction with the Proposed Plans (PS01001-SBA-XX-ZZ-DR-A-0010 & PS01001-SBA-XX-ZZ-DR-A-0011) identify all internal alterations, repairs or replacements. Works to the exterior are minimal & covered within the Design & Access Statement / PS01001-SBA-XX-ZZ-SH-S-0306_Schedule of Works. The combination of the above, covers any structure or object fixed to the property & stripping out of any internal wall, ceiling or floor finish also.

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:	London stick brick with matching mortar - extensive weathering colouration.
Please provide a description of proposed materials and finishes:	Repair & repointing to match with existing mortar.

10. Materials

Roof covering	
Please provide a description of existing materials and finishes:	Poor condition (many slipped, cracked, & friable) slates to mansard roof.
Please provide a description of proposed materials and finishes:	Removal of the mansard roof covering; inspection of the roof structure. Covering to replace with new welsh slates to match existing, plus where possible reuse of existing slates in satisfactory condition.

Ceilings	
Please provide a description of existing materials and finishes:	Lime plaster with ceiling roses at central light fixtures; cracks presents in multiple locations.
Please provide a description of proposed materials and finishes:	In order to restore the internal ceilings to a smooth finish, it is proposed lime plaster is used for localised repairs and a skim finish is applied to all ceilings, taking care to protect historical features, such as ceiling roses.

Internal Doors	
Please provide a description of existing materials and finishes:	Many of the existing doors are in poor functioning condition, with heavy opening mechanisms. A specialist survey identified asbestos insulating board has been applied to the majority of doors opening onto the stairwell as a fire-protection method. Some doors are clearly later additions to the property.
Please provide a description of proposed materials and finishes:	Those which can be, will be restored to good working order, after removing the asbestos panels and adequately fire protecting the doors using intumescent cloth. All doors from office onto escape routes are to be replaced with new period style panelled doors. The introduction of a vision panel in the door leading to the reception from the entrance hall will help users navigate themselves on entering the building.

External Doors	
Please provide a description of existing materials and finishes:	B92: Ill-fitting, unsecure, timber door, with 1 broken / missing vision panel & 1 opaque panel, as well as crudely cut ventilation holes in bottom panels. Rear Lobby: Ill-fitting timber panel door with 2 no. opaque vision panels with vertical security bars to inside edge, with fixed curved fan light above which has horizontal security bars to the interior side.
Please provide a description of proposed materials and finishes:	B92: Solid timber top / mid-lock / bottom rails & hinge/lock stiles around loured centre panels to boiler room. Rear Lobby: Solid timber four panelled door with arched fanlight to fit existing opening.

Floors	
Please provide a description of existing materials and finishes:	Entrance Lobby: poor condition contemporary Black & White Tiles. Offices, hallways & stairs - Poor condition contemporary carpets. WC's & kitchens - Poor condition Vinyl.
Please provide a description of proposed materials and finishes:	Entrance Lobby - Remove existing tiles; inspect to see if any existing flagstones remain. Assume new vinyl tiles & entrance matt.

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

See PS010001-SBA-XX-ZZ-RP-A-04-LBA DAS_Rev4 (Design & Access Statement); PS01001-SBA-XX-ZZ-DR-A-0301_RevB_Door Schedule (Door schedule (List)); PS01001-SBA-XX-ZZ-DR-A-0303_RevC_Existing and Proposed Door Type Schedule (Existing and Proposed Door Type Schedule (Typical Elevations))

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

AP was generally supportive of application, or the parts retained in current proposals.
- Second & third Floor: Opening up between front & rear offices now omitted in response to AP's concerns.
- Doors: Historic doors are to retained, restored & upgraded using Envirograf intumescent cloth; Contemporary doors to be replaced with Georgian-style 6-panel and 4-panel timber doors - in response to AP's pre-app comments regarding doors.
- Opening up works discussed during this meeting - AP supportive they were suitably sensitive & located appropriately.
- Soft-strip - Twentieth Century additions can be stripped prior to LBC.

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

- ☐ The applicant
☒ The agent

15. Certificates

Title	Miss
First name	Laurie
Surname	McKenzie
Declaration date (DD/MM/YYYY)	06/02/2019

☒ 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)	14/02/2019
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