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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

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	<input type="text"/>
Postcode	<input type="text" value="WC1H 9BT"/>
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"/>
First name	<input type="text" value="Burwell"/>
Surname	<input type="text" value="Deakins"/>
Company name	<input type="text" value="Burwell Deakins Architects"/>
Address line 1	<input type="text" value="Unit 0.01, California Building"/>
Address line 2	<input type="text" value="Deals Gateway"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="SE13 7SF"/>
Primary number	<input type="text" value="02083056010"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="info@burwellarchitects.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.

The British Museum have recently renovated 10-11 Montague Street and this was covered by Listed Building Consent 2015/3203/P & 2015/4344/L. Camden Planning have not yet granted permission for this application, as a number of modifications that were undertaken were not approved. In order to address this, The British Museum agreed a scope of remedial works to rectify this. The scope includes the removal of surface trucking, both horizontal and vertical, to the ground and first floors. Power & data sockets are to be recessed and built flush into walls at low level. Trunking at second floor levels is to be retained but lowered. It was agreed that recessed sockets would be installed at 350mm from FFL. (Some exceptions were agreed where rooms have high skirtings – in these instances the sockets will be repositioned above the skirting boards, with a sensible gap of 100mm above the skirting). Other proposals are the adaptation of radiators fixed to historic fabric and lowered where mounted on boxings, remedial works to fireplaces, lighting modifications and service riser modifications. Some of the new risers created would be reduced in size.

University College London (UCL) have agreed to undertake these works on behalf of The British Museum, as UCL wishes to undertake further fit-out works for the building's future tenants. These drawings effectively form the 'Existing Drawings' for this application.

UCL's Fit Out Works propose the following:

Works to No. 10 Montague Street Involve:

- New floor finishes throughout.
- New partition walls to Lower Ground Floor to form a store.
- New kitchen facilities to Upper Ground Floor rear outrigger.

4. Description of the Proposal

- New sliding/folding doors separating drawing rooms on the Upper Ground Floor
- New tea-point to rear room on the 2nd Floor.
- Installation of New AV Equipment.

Works to No. 11 Montague Street Involve:

- New floor finishes throughout.
- New partition walls to Lower Ground Floor to form a new WC facilities.
- New kitchen facilities to Lower Ground Floor front room.
- New wall linings to rear Lower Ground Floor room.
- Installation of New AV Equipment.
- New walk-on glass rooflights to rear terrace.
- New decking to rear terrace.

In some instances we are going to remove sockets from walls, integrating existing power and data provisions into floorboxes to better serve UCL Staff Department's work styles and organisational structure.

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

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. 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

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...

9. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (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.

9. Materials

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

Other type of material (e.g. guttering) New Structural Glass Rooflights	
Please provide a description of existing materials and finishes:	Removal of non original domed polycarbonate rooflights of the upper ground floor garden area to the rear of No. 11.
Please provide a description of proposed materials and finishes:	New walk on flush finish Structural Glass Rooflights

Roof covering	
Please provide a description of existing materials and finishes:	Removal of existing failed asphalt roof covering to the terrace on the rear of No. 11 Montague Street.
Please provide a description of proposed materials and finishes:	New liquid applied roofing material, with new black composite decking above as the finished terrace level.

Lighting	
Please provide a description of existing materials and finishes:	Removal of non-original light fittings to some rooms within No. 11 Montague Street at Ground and First Floor.
Please provide a description of proposed materials and finishes:	New pendant lights.

Internal Doors	
Please provide a description of existing materials and finishes:	Lower Ground Floor No. 11 Montague Street, recent modern white painted solid timber doors, some with vision panels. Lower Ground Floor No. 10 Montague Street, recent modern white painted solid timber doors, some with vision panels.
Please provide a description of proposed materials and finishes:	Lower Ground Floor No. 11 Montague Street, 3 new modern white painted solid timber doors to new WC's, to match existing on this floor. Lower Ground Floor No. 10 Montague Street, 1 new modern white painted solid timber doors with vision panel to new meeting room, and new modern white painted solid timber doors to new store, to match existing on this floor.

Floors	
Please provide a description of existing materials and finishes:	Concrete screed floors at Lower Ground, Timber floors from Upper Ground onwards. Timber floors overboarded with thin ply.
Please provide a description of proposed materials and finishes:	Ply to be removed from existing timber floors. New carpet or timber flooring laid over underlay.

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	Brick, railings, brick parapet
Please provide a description of proposed materials and finishes:	New dark grey composite timber cladding to conceal existing naked condensers and flues.

Chimney	
Please provide a description of existing materials and finishes:	Brick, terracotta

9. Materials

Chimney

Please provide a description of proposed materials and finishes:

Existing chimney flues swept and new ventilated terracotta caps to be fitted to all existing chimney pots. A flue ballon to be installed at the base of the flues.

Internal Walls

Please provide a description of existing materials and finishes:

Mixture of original lime plaster and modern plaster infill finishes.

Please provide a description of proposed materials and finishes:

New painted plasterboard partitions forming WC's and Shower in Lower Ground of No. 11.

New painted plasterboard partitions forming Meeting room and store in Lower Ground of No. 10.

New Acoustic timber, and painted plaster linings to the Lower Ground floor of the rear room of No. 11.

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes No

10. Site Area

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

354.3

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Office Use

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Office Use

When did this use end
(if known)?
DD/MM/YYYY

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

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

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

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

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

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:

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

c) Features of geological conservation importance:

- 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

Does the proposal involve the use or storage of any hazardous substances?

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?

- 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

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	Ms
First name	Antonia
Surname	Powell
Reference	

Date (Must be pre-application submission)

11/07/2019

Details of the pre-application advice received

Meeting on-site with Antonia Powell, Deloitte's planning consultants and Burwell Architects to review the scope of Landlord Rectification Works, and the Proposed UCL Fit-out Works. Antonia Powell welcomed UCL's proposals as these were an improvement to the agreed rectification works. Deloitte's notes for this meeting listed below.

- The site visit was held on 11th July – this comprised a detailed visit of number 11 and a brief visit to number 10.
- The proposed works described in the plans were introduced to the conservation officer.
- The conservation officer was provided with hard copies of all the plans and drawings for review.
- The conservation officer supported the works proposed for 10-11 Montague Street in principle, however she will confirm once speaking to her colleagues regarding the planning history and what has been agreed to date.
- There were no obvious red flags raised with regard to the proposals and the officer commented that, subject to detailed plans and planning history review, the proposals overall were an improvement to the baseline situation (namely current state plus British Museum proposals not yet approved).
- It was agreed that it would be sensible for the Listed Building Consent application to be submitted today (15th July) and that the existing plans for the purposes of the application would be the British Museum proposals to be determined.
- The conservation officer queried how the carpets will be fixed onto the staircases. It was confirmed it would be adhesive fixed.
- The conservation officer queried whether the walls where the AV screens will be installed are original and the details of the fixing.
- The removal of trunking and sockets from the walls were supported and generally the installation of power boxes in the middle of the room under the floor was supported subject to more understanding of the detail of the floors.
- Accordingly, agreed to remove all the plywood floors and undertake a photographic survey to ascertain the originality of the floorboards. A marked up set of photographs for each room with the location and fixings of the floor power boxes should accompany the application [Deloitte post meeting note – suggest this can follow the application submission]. Subject to the findings the officer noted that not all original floorboards would need to be re-laid but potentially to agree to retain an areas or a room only. To be discussed and agreed once more information provided.

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

28. Authority Employee/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

Name of Owner/Agricultural Tenant	Satvinder Jandu
Number	
Suffix	
House Name	
Address line 1	The British Museum
Address line 2	Great Russell St, Bloomsbury
Town/city	London
Postcode	WC1B 3DG
Date notice served (DD/MM/YYYY)	22/07/2019

Person role

- The applicant
 The agent

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Burwell"/>
Declaration date	<input type="text" value="22/07/2019"/>

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)