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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="10"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Bedford Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1B 3RA"/>

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

Easting (x)	<input type="text" value="529890"/>
Northing (y)	<input type="text" value="181743"/>

Description

2. Applicant Details

Title	<input type="text" value="Other"/>
Other	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="DLT Entertainment Ltd."/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="10, Bedford Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	London
Country	
Postcode	WC1B 3RA
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	Paul
Surname	Bowman
Company name	Bennetts Associates Architects
Address line 1	1-3 Rawstorne Place
Address line 2	
Address line 3	
Town/city	London
Country	
Postcode	EC1V 7NL
Primary number	
Secondary number	
Fax number	
Email	

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 property is a Grade I listed end-of-terrace house on the corner of Bedford Square and Montague Place. The house was built as part of the Georgian speculative development of the square, circa 1778 – 81. To the front, the property looks over the Square's private garden and towards Tottenham Court Road. To the rear, the property backs on to a single story property at 1A Montague Place and overlooks the British Museum. Bedford Square with its surviving formal symmetry is a significant and complete example of eighteenth-century London urban planning. The house was used as a single family dwelling until it was purchased in 1982 by DLT Entertainment Ltd. At this time, an application was conditionally granted to split the building into a lower level office space with a residential flat on the upper floors. As such, the lower ground, ground and first floors are currently occupied by the company, while the second floor and former attic spaces are retained as a residential apartment. The building has been subjected to a number of localised internal changes dating from the early 1980s. This application requests the up-grading of facilities and services.

Notable:

- New kitchen (to replace existing)
- New utility room (to replace existing)
- New bathroom (to replace existing)
- New shower room (to replace existing)
- Restoration of original timber shutters and installation of secondary glazing

4. Description of the Proposal

- Removal of non-original flooring and ceilings
- Modernisation of services.
- Works to the existing roof lantern (which is twentieth-century in date and not original).

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).

The proposed works for No.10 Bedford Square are based on a balanced approach to the listed building and include the following beneficial interventions:

- strip-out and replacement of dated 1980's kitchen units and bathroom fixtures and fittings in the apartment at 2nd & 3rd floors;
- strip-out of non-original laminate timber flooring;
- removal of redundant air handling units;
- removal of non-original ceilings and restoration of original ceiling heights;
- internal redecoration;
- restoration of original wooden shutters fitted within the window reveals;
- installation of discrete slim-line secondary glazing, magnetically fixed for minimal impact on listed building fabric;
- replacement of outdated roof lantern with a modern double glazed unit;
- adaptation to existing doors including introduction of a door to the second floor, and faux door frame in living room.

The building was last refurbished in 1984 and the services require upgrades to comply with modern standards. Existing services routes will be reutilised wherever possible.

Photographs, drawings, plans and illustrations have been attached within the Heritage Report and the Design & Access Statement.

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.

Windows	
Please provide a description of existing materials and finishes:	All windows are white painted timber sash window frame with single glazing. Roof lantern over staircase of an old single glazing Victorian wired glass to be removed.
Please provide a description of proposed materials and finishes:	Staff bead mounted secondary glazing attached magnetically; the product will be made of toughened glass and aluminum frame. Roof lantern will also be secondary glazing from Heritage Patent Glazing or similar.

Ceilings	
Please provide a description of existing materials and finishes:	All lathe and plaster original ceilings to be restored and made good. Non-original plasterboard ceiling on the third floor to be stripped out.
Please provide a description of proposed materials and finishes:	Repairs and redecoration to decorative plaster where required. New plasterboard ceiling to third floor.

Internal Walls	
Please provide a description of existing materials and finishes:	Non-original, non-structural plasterboard partitions to second and third floors to be stripped out.
Please provide a description of proposed materials and finishes:	New partitions made of timber or metal stud wall partitions. All skirtings and mouldings to be repaired and made good to match existing.

Floors	
Please provide a description of existing materials and finishes:	Non-original floor finishes to second and third floors to be stripped out. Finishes including: vinyl flooring, timber boards, carpets and ceramic tiles to be removed.
Please provide a description of proposed materials and finishes:	<ul style="list-style-type: none">- All carpets to be replaced with good quality new carpets;- Existing original flooring in dining room to be revealed, and replaced with good quality timber floorboard if necessary;- New tiles to all bathrooms.

Internal Doors	
Please provide a description of existing materials and finishes:	Non-original white painted timber doors to bathrooms on the third floor to be removed.
Please provide a description of proposed materials and finishes:	<ul style="list-style-type: none">- New timber doors to bathrooms on the third floor;- Adapt existing lining into a new concealed double door to flat entrance on the second floor;- Introduce faux door frame in living room on second floor to create room symmetry.

Lighting	
Please provide a description of existing materials and finishes:	Non-original halogen ceiling mounted large lights to be removed.
Please provide a description of proposed materials and finishes:	New LED ceiling mounted small lights to be introduced. A combination of recessed in new plasterboard and pendant fittings elsewhere.

9. Materials

Other type of material (e.g. guttering) Kitchen and Bathrooms	
Please provide a description of existing materials and finishes:	Outdated fixtures and fittings not in keeping with the tone of the building to be removed.
Please provide a description of proposed materials and finishes:	Modern services within elegant and simple fixtures with concealed appliances.

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

Existing Photographs to be found within the Heritage Statement.
Illustrations of proposals to be found within the Design & Access Statement.
Demolitions and proposals to be found with the attached sections and plans.
Proposed drawings - 1806-P20-099 to 1806-P20-330
Demolition drawings - 1806-P12-099 to 1806-P12-330

10. Site Area

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

196.21

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The house was used as a single family dwelling until it was purchased in 1982 by DLT Entertainment Ltd. At that time, an application was conditionally granted to split the building into a lower level office space with a residential flat on the upper floors. As such, the lower ground, ground and first floors are currently occupied by the company, while the second floor and former attic spaces are retained as a residential apartment.

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

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:

- 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:

17. Biodiversity and Geological Conservation

- 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:

N/A

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The proposed changes are considered to have little or no impact on the architectural significance of the listed building and are supported.

For full text please refer to Appendix 2 of the Design and Access Statement.

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 A 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 on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

29. Ownership Certificates and Agricultural Land Declaration

Surname

Declaration date

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)