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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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="8"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Benham's Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 6QX"/>

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

Easting (x)	<input type="text" value="526261"/>
Northing (y)	<input type="text" value="185764"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Oliver"/>
Surname	<input type="text" value="Hyams"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="8 Benham's Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 6QX"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Sebastian"/>
Surname	<input type="text" value="Sandler"/>
Company name	<input type="text" value="XUL Architecture"/>
Address line 1	<input type="text" value="33 Belsize Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 5AS"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Refurbishment and repair work and services upgrade works throughout the property. Installation of wrought iron railing to external front lightwell steps and to first floor walkway on rear elevation. Replacement of existing railing to second floor roof terrace rear elevation and new railing to second floor roof terrace side elevation. Replacement of two existing skylights with new skylights. New airbrick outlets for mechanical extract ventilation to kitchen and bathroom and boiler flue outlet.

Has the work already been started without consent? Yes No

If Yes, please state when the development or work was started (date must be pre-application submission)	<input type="text" value="14/02/2020"/>
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Has the work already been completed 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. Immunity from Listing

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

Yes No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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 Schedule of Works and site photographs.
Refer to existing and proposed drawings 20031_EX-01, EX-02, EX-03 and 20031_PA-01, PA-02, PA-03.
Refer to Design & Access and Heritage Statement.
Refer to kitchen supplier's proposed design drawing.

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.

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

Internal Walls

Please provide a description of existing materials and finishes:

Original painted timber panelling (ground floor study).
Painted plastered walls (ground floor study, ground floor room 01, stairwell/hall)
Modern timber board cladding (kitchen, bathroom, second floor room)
Wall tiles (kitchen, bathroom)
Fair faced brickwork, part painted white (basement reception, ground floor store)
Modern fair faced brickwork (first floor kitchen)
Hessian wallpaper (first floor room 02)

9. Materials

Please provide a description of proposed materials and finishes:	Original painted timber panelling (ground floor study) retained and redecorated. Existing painted plastered walls repaired and redecorated. All walls with modern timber board cladding, Hessian wall paper and fair faced brickwork to be replaced and lined with painted skimmed plasterboard.
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Ceilings

Please provide a description of existing materials and finishes:	Lath & plaster (ground floor study) Modern timber board cladding (basement reception, bathroom, kitchen, second floor room) Plasterboard (ground floor room 01, first floor room 02)
Please provide a description of proposed materials and finishes:	Lath & plaster (ground floor study): repair and redecorate Modern timber board cladding to be replaced with white painted plasterboard Existing plasterboard: refurbished and redecorated

Floors

Please provide a description of existing materials and finishes:	Carpet on original timber floorboards (ground floor study, hall) Original timber floorboards (first floor room, second floor room) Tiles (basement reception, ground floor store) Modern timber floorboards (bathroom, room 01, kitchen)
Please provide a description of proposed materials and finishes:	All original timber flooring to be repaired, sanded down and painted Modern timber flooring to be replaced with new tiles or wooden flooring Existing tiles: to be retained and refurbished

Windows

Please provide a description of existing materials and finishes:	Painted timber windows and Crittal metal framed windows
Please provide a description of proposed materials and finishes:	All windows to be retained, repaired, overhauled and redecorated

External Walls

Please provide a description of existing materials and finishes:	Yellow London stock brick
Please provide a description of proposed materials and finishes:	Repair to existing pointing only

External Doors

Please provide a description of existing materials and finishes:	Painted timber door, part glazed
Please provide a description of proposed materials and finishes:	All doors to be retained, repaired, overhauled and redecorated

Lighting

Please provide a description of existing materials and finishes:	Pendant lights
Please provide a description of proposed materials and finishes:	Ceiling spotlights in the basement, bathroom, and second floor room (areas of modern ceilings)

Other type of material (e.g. guttering) External railings

9. Materials

Other type of material (e.g. guttering) External railings

Please provide a description of existing materials and finishes:

Roof terrace: loose unstable white metal railings to second floor roof terrace.
No railings to existing front lightwell steps and first floor walkway requiring edge protection from falling

Please provide a description of proposed materials and finishes:

Traditional wrought iron railings, painted black

Internal Doors

Please provide a description of existing materials and finishes:

Painted panelled timber doors

Please provide a description of proposed materials and finishes:

Doors to be retained, refurbished and redecorated

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

- Schedule of Works and Site Photographs
- Design & Access / Heritage Statement
- Existing and Proposed drawings: 20031_EX-01, EX-02, EX-03 and 20031_PA-01, PA-02, PA-03
- Kitchen supplier's proposed design drawing

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

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

11. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

13. 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

14. 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:

14. Pre-application Advice

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

The applicant purchased the property in February 2020 and had to carry out emergency electrical works as the property was disconnected by UK Power Networks and was considered unsafe and dangerous. The applicant consulted with Camden's Planning team and verbal advice was given that these emergency works could be carried out and an application for Listed Building consent was to be submitted at the same time.

15. 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?

16. 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Ingmar"/>
Surname	<input type="text" value="Wilken"/>
Declaration date	<input type="text" value="03/04/2020"/>

Declaration made

17. 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)