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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 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	183
Suffix	
Property name	Carriage Row
Address line 1	Eversholt Street
Address line 2	
Address line 3	
Town/city	London
Postcode	NW1 1BU
Description of site location must be completed if postcode is not known:	
Easting (x)	529386
Northing (y)	183080
Description	

### 2. Applicant Details

Title	Mr
First name	Peter
Surname	Anderson
Company name	Troup Bywaters and Anders
Address line 1	Carriage Row, 183, Eversholt Street
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	<input type="text" value="GB"/>
Postcode	<input type="text" value="NW1 1BU"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
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="Ms"/>
First name	<input type="text" value="Jane"/>
Surname	<input type="text" value="OConnor"/>
Company name	<input type="text" value="Jackson OConnor Architecture"/>
Address line 1	<input type="text" value="14"/>
Address line 2	<input type="text" value="Douai Grove"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hampton"/>
Country	<input type="text" value="GB"/>
Postcode	<input type="text" value="TW12 2SR"/>
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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Refresh of the interior of existing offices level 2 and 2M of a multi-tenanted Grade II listed building.

Some lightweight non-original plasterboard partitions changes.  
Non-original door changes to improve circulation and resolve building regulation breaches.  
New suspended lighting to non-original plasterboard ceiling - to match lighting installed by other tenants within the same building and adjacent buildings.  
New balustrade to non-original mezzanine.  
Replacement of existing wall lights.  
Reconfiguration of existing WC blocks.

The project has been discussed with Nick Baxter (Senior Planner Conservation) Camden Council

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).

LP (01) Site Location plan 1:1250  
BP(01) Block plan 1:500

GA (78) 02 Existing Ceilings Layout. 1:100  
GA(79) 02 Existing Partition Layout.1:100  
GA(80) 01 Existing Elevations. 1:100

GA(10) 01 Proposed Elevations. 1:100  
GA(22) 02 Proposed Partition Layout. 1:100  
GA (35) 02 Proposed Ceiling Layout. 1:100

DT(22) 001 Proposed Partitions Details  
DAT(32)001 Proposed Door Details  
HERITAGE STATEMENT - DESIGN + ACCESS STATEMENT -SCOPE OF WORKS - PHOTOGRAPHS 04.05.2020

## 10. 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.

## 10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Ceilings	<p>Modern plasterboard to open plan, WCs and lift lobby.</p> <p>Plywood cladding to lift lobby level 2 and underside of mezzanine.</p> <p>Mineral fibre suspended ceiling tiles to Northern extension Cellular spaces.</p>	<p>Plasterboard to replace plywood.</p> <p>meeting rooms to have plasterboard perimeters with perforated metal ceiling tiles.</p> <p>Some plasterboard perimeters to areas adjacent to new partitions.</p>
Internal Walls	<p>Existing original masonry walls with plaster finish, some dado paneling and wall paneling. All painted.</p> <p>Modern Plasterboard and glass partitions to northern extension.</p> <p>Some painted plasterboard modern partitions and infills to original open plan areas.</p> <p>An original 'gantry' walkway to level 2M runs the length of the open plan, overlooking the double-height working space. Construction iron frame and balustrades with timber floorboards and carpet finish.</p>	<p>Some new painted plasterboard partitions.</p>
Internal Doors	<p>Existing doors are solid timber.</p> <p>Some solid painted 4 paneled with vision panels (in various locations)</p> <p>Some solid timber ( unpainted) with a single long vision panel.</p> <p>Doors to WCS are solid with no vision panels.</p> <p>There is an ornate surrounds to the escape doors leading to the means of escape staircase on level 2. This door sits within the fire lobby. The doors are 4 paneled solid double doors.</p>	<p>New doors to meeting rooms to be 4 paneled solid oak, with vision panels.</p> <p>New doors to lift lobbies to be solid with a single vision panel, as existing. Laminate finish (for durability ) and on a 180 degree hold open.</p> <p>New WC doors to match existing.</p>

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Lighting	<p>Lighting levels within the building a extremely low and do not comply with lux levels for office working which is 500 lux and none are low energy. In some areas of the open plan, lighting levels are as low as 100 lux. The open plan is currently provided by light grey metal wall lights and some spotlights ( compact fluorescent without diffusers) at high level along the gantry.</p> <p>To enable the 500 lux lighting level, new suspended metal light fittings are proposed to the open plan areas, fixed to the modern ceiling. The precedent for fixing to the ceiling of level 2 has been established by the current mechanical strip running the length of the open plan spaces.</p> <p>Other tenants within Eversholt House have installed suspended light fitting - see section 3.4 of scope pf works for photographs. The proposal is to match the aesthetic of these fittings so views into the building from the street are consistent. The height of the suspended fitting is to be above the head height or the historic windows, so this northern facing elevation is not impeded. Refer to GA(10)01 Elevations 3 and 4 for position</p> <p>The existing lighting to gantry is currently compact fluorescent large spots with no diffusers. These are not energy efficient and are positioned such that the frequent changing of lamps is dangerous being close to the gantry handrail. This will be replaced with a low energy recessed strip light. Elsewhere the proposed lighting is such that it is to replace existing fittings with ones that are more energy-efficient. New lighting is also proposed to the meeting rooms and lift lobby.</p>	<p>Type A2 continuous recessed strip light to Gantry (in replacement of spots) lift lobby and where plywood ceiling has been removed.</p> <p>Suspended LED lighting to open plan and mezzanine Type B1/B1E . Location as GA( 35)02 section size – 60mm wide x 80mm high metal surround.</p>

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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HERITAGE STATEMENT - DESIGN + ACCESS STATEMENT -SCOPE OF WORKS - PHOTOGRAPHS 04.05.2020

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Landlord  
Vernon Sullivan MIWFM

Building Manager  
163 - 203 Eversholt Street | London | NW1 1BU  
DL: +44 (0) 0203 763 2191

## 11. Neighbour and Community Consultation

M: +44 (0) 7785 761 101  
E: buildingmanager@eversholtstreet.co.uk

## 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?

- ☒ 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

A telephone conversation took place: 1 May 220 - notes below

Suspended lighting - although not heritage in style has been installed by most of the neighbouring tenants, it was asked that the applicant prove the ceiling, being plasterboard, is not original and therefore the installation of fitting would not cause any damage to the existing fabric.

Applicant to provide information to show which plasterboard partitions are to be removed giving details of the adaption to the internal stair partition.

New doors would need to be 4 paneled and solid. Applicant to provide details of doors to be removed and the proposed replacements.

Concern was raised about the furniture store which has since been removed from the scheme.

The rear of the building - cellular areas is part of a modern extension.

WC modifications are within the modern rear extension and within the existing designated spaces.

## 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 B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

15. Certificates

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 (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 this application relates.

Owner

1	
Name of Owner	
Number	1
Suffix	
House Name	Saint Helen's
Address line 1	Undershaft
Address line 2	Lime Street
Town/city	London
Postcode	EC3P 3DQ
Date notice served	16/04/2020

Person role

- ☐ The applicant  
☒ The agent

Title	Ms
First name	Jane
Surname	OConnor
Declaration date (DD/MM/YYYY)	02/06/2020

☒ 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)	02/06/2020
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