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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="NW3 4ST"/>
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"/>
First name	<input type="text" value="Michael"/>
Surname	<input type="text" value="Johnson"/>
Company name	<input type="text" value="Nagan Johnson"/>
Address line 1	<input type="text" value="2 Pontypool Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SE1 8QF"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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 erection of a half-width, single-storey rear extension, a half-width garden room with an external pergola, and a roof covering to the side passage; internal remodelling works including a lowering of the rear of the lower ground floor level by 400mm and enlarging of the existing dormers.

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

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

Please provide a brief description of the building or part of the building you are proposing to demolish

Portions of the rear facade are to be removed at lower ground floor level, and two windows are to be enlarged, one on the rear elevation and one on the side.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Proposed demolitions are where the proposed rear extension joins the existing building and to allow better access out to the garden.

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).

List of documents/ drawings that describe the proposed alterations:

PROV_Heritage Design and Access Statement

PROV_P_001-Existing_Site locaton plan
PROV_P_002-Existing_Lower and Upper Ground Floor Plans
PROV_P_003-Existing_First and Second Floor plans
PROV_P_004-Existing_Roof Plan
PROV_P_005-Existing_Front and Rear Elevations
PROV_P_006-Existing_Side and Boundary Wall Elevations
PROV_P_007-Existing_Sections AA and BB
PROV_P_008-Existing_Sections CC
PROV_P_009-Existing_Sections DD

PROV_P_102-Proposed_Lower and Upper Ground Floor Plans
PROV_P_103-Proposed_First and Second Floor plans
PROV_P_104-Proposed_Roof Plan
PROV_P_105-Proposed_Front and Rear Elevations
PROV_P_106-Proposed_Side and Boundary Wall Elevations
PROV_P_107-Proposed_Sections AA and BB
PROV_P_108-Proposed_Sections CC
PROV_P_109-Proposed_Sections DD

8. Listed Building Alterations

PROV_P_110-Proposed_Section EE
PROV_P_111-Proposed_Section FF
PROV_P_201-Proposed_Drainage Plan

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.

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Painted stucco walls	No change to main house, stone cladding to rear extension, stone and timber cladding to garden room
Roof covering	Slate tiles	Lead cladding for dormers to match those along the street, standing seam metal soffits, green roof on FSC timber deck for extension and garden room
Windows	Single-glazed timber sash windows	Thin (12mm) double-glazing in new timber sash windows in a style to match existing, frameless rear window at upper ground floor, powder-coated aluminium frame sliding doors to rear extension
Ceilings	Painted	Painted, exposed joists to extension
External Doors	Glazed single-leaf door to rear garden with glazed panel above	Glazed pivot door in aluminium frame to rear garden
Internal Walls	Painted, wallpaper to first floor rooms	Painted and wallpaper
Floors	Floor tiles to lower ground floor, timber floorboards to upper ground and second floors, carpet to first floor (including bathroom)	Stone, timber and carpet
Boundary treatments (e.g. fences, walls)	Brick garden walls with timber trellis above	Garden walls as existing, iron security bars above side passageway entrance

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

PROV_Heritage Design and Access Statement

10. Site Area

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

256.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Single residence with private front and rear gardens.

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.

11. Existing Use

- 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

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

PROV_P_201-Proposed_Drainage Plan

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national 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

15. Assessment of Flood Risk

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:

- 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

If Yes, please provide details:

Bin store allocated to front garden, similar to existing condition.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

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

Advice received on 19/05/2020. Details of the advice received and our response to it is detailed in the D&A (ref. PROV_Heritage Design and Access Statement).

Advice about the lower ground and first floor works was mainly regarding the legibility of the original floorplans, including maintaining key nibs and the proportions of the rooms. The proposed single-storey rear extension, which was larger than what is currently proposed, was received well as visually lightweight and sympathetic to the architectural character and age of the host building. No objections were posed to the changes to the first floor. The enlargement of the dormers was not objected to, but it was advised that they should be two separate dormers. The roof covering over the side passage was

27. Pre-application Advice

also accepted as there are various precedents along the street. Advice was also received about a front basement extension, which is no longer proposed in this planning application.

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

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)