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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="1"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Crestfield Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1H 8AT"/>

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

Easting (x)	<input type="text" value="530347"/>
Northing (y)	<input type="text" value="182866"/>

Description

2. Applicant Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Ophelia"/>
Surname	<input type="text" value="Smith"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="1 Crestfield Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="WC1H 8AT"/>
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="Tom"/>
Surname	<input type="text" value="Bromet"/>
Company name	<input type="text" value="Donald Insall Associates"/>
Address line 1	<input type="text" value="12 Devonshire Street"/>
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="W1G 7AB"/>
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.

Internal alternations to basement level with removal of modern partition to create larger kitchen. Replacement of no.2 skylights in rear patio with a single large skylight. Installation of underfloor heating system to basement level. Minor alterations to upper levels.

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

If the answer to c) is Yes

What is the total volume of the listed building? 980.00

Cubic metres

What is the volume of the part to be demolished?

25.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

2004

(Date must be pre-application submission)

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

The proposal looks to remove the partition walls introduced in 2004 refurbishment. The proposal looks to replace the concrete roof of the basement extension from 1950s.

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

Removing the 2004 partition walls within the basement area will re-establish the original plan of the basement and its legibility. The removal and reconstruction of the 1950s basement roof extension will allow for the 2004 flush rooflights to be replaced with a large rooflight which will better emulate the rear light well that was their historically while providing natural ventilation and increased natural light.

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).

8. Listed Building Alterations

Please refer to enclosed drawings and Design and Access Statement, which show the existing building and the extent of the demolition and proposed works.

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
Ceilings	Modern plaster	Reinstate decorative ceiling rose.
Internal Walls	Painted plasterboard	Painted plaster.
Floors	Mixed finishes of modern flagstones, rubber matting, tiles and lino.	Timber floor

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

Please refer to the Proposed drawings (2000s series).

10. Site Area

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

150.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Residential

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

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

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

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
 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.

17. Biodiversity and Geological Conservation

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:

Please refer to drawing no.2001 (Ground Floor Plan - As Proposed).

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

Yes No

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	2019/5586/NEW

Date (Must be pre-application submission)

Details of the pre-application advice received

Site

No 1 Crestfield Street is Grade II listed and is located within the Bloomsbury Conservation Area. The property was built in 1840-1 and was listed in 1974 along Nos 1-4. The property comprises of 3 storeys with a basement and attic floor within a slated mansard roof. It was historically used by the National Operatic and Dramatic Association and was converted back into single occupancy in 2004. Various alterations have taken place to different aspects of the house over the course of time including the basement, however, the house still largely retains its plan form and legibility.

The Proposals

The proposals include refurbishment works to the basement level and minor internal works on the other levels of the house.

Feedback

Basement Works:

The proposals include alterations to make the basement open plan. It is considered that the current plan form, albeit with visible modern alterations, contributes in some way to the significance of the building in terms of legibility and plan form. It is proposed to remove the kitchen and utility room walls completely to make the basement open plan. This is not considered to be acceptable as it is uncharacteristic of lower levels of historic properties to have vast open living spaces. It is unclear what the original plan form was historically as the basement was altered extensively, however, the two walls proposed to be removed completely, have fabric which is a clear reminder and historic evidence of this property's original built form which will need to be retained, also to maintain the legibility of any remaining plan form. It needs to be made clear how much of original wall remains under the boxed out modern partitions. In any case, a structural report may need to be presented if load bearing walls are proposed to be removed.

Changes to the modern floor at basement will be acceptable.

Historic plans presented in the pre-application report go upto 1954. It will be useful to view the 'existing' drawing during the 1954 application. It may help to have a more historic plan if this can be researched for the application.

Roof-lights: The principle of replacing the roof-lights is acceptable, however the size proposed for the roof-light within the dining room is disproportionately large and needs to be reviewed in having more appropriate proportions closer to the existing roof-lights. The design of the roof-lights need to be of a style which is conservation appropriate. The openable hatch will also read as a roof-light it seems. It needs to be considered how this can be integrated without appearing incongruent to the context.

Vaults: Opening up the vaults is acceptable and will be a heritage benefit. An appropriate method of carrying out this repair and changes will need to be proposed, including a methodology for water-proofing. A membrane method of water-proofing can be considered to be acceptable which will minimise impact on fabric and will be completely reversible. Proposals need to be made for how the open

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 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)