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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	85
Suffix	
Property name	
Address line 1	Leather Lane
Address line 2	
Address line 3	
Town/city	London
Postcode	EC1N 7TS
Description of site location must be completed if postcode is not known:	
Easting (x)	531210
Northing (y)	181965
Description	

**2. Applicant Details**

Title	Mrs
First name	Nicola
Surname	Burt
Company name	
Address line 1	88 Village Road BHP,
Address line 2	Enfield
Address line 3	
Town/city	UK

2. Applicant Details

Country	
Postcode	EN12EU
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	07940422166
Secondary number	
Fax number	
Email address	studio@mathesonwhiteley.com

3. Agent Details

Title	
First name	Donald
Surname	Matheson
Company name	MATHESON WHITELEY
Address line 1	1-7 Orsman Road
Address line 2	London
Address line 3	
Town/city	London
Country	
Postcode	N1 5RA
Primary number	07940422166
Secondary number	
Fax number	
Email	donald@mathesonwhiteley.com

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.

Refurbishment of existing mid-terrace Grade 2 listed 5 storey (including basement) mixed use property. Refurbishment includes - alteration of existing shopfront to introduce new dedicated entrance door to residential unit on upper floors, alteration to rear non-original extension to form new external space to ground floor commercial unit, general refurbishment of upper 3 bedroom 2 bathroom residential unit.

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?

289.00

Cubic metres

What is the volume of the part to be demolished?

5.00

Cubic metres

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

Month

6

Year

1930

(Date must be pre-application submission)

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

To the rear of the property at ground floor level is a single storey extension which comprises an existing WC and storage with flat roof over. It is proposed to remove the flat roof section and form a small enclosed external space and new access to the ground floor from the rear. In addition as part of the internal refurbishment of the existing residential unit on the upper floors it is proposed to form discreet openings within the existing internal partitions to achieve a more practical and better quality internal accommodation.

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

The existing space contained in the single storey rear extension is too small to be planned as a WC or practically useful internal space. There is more value and benefit to the quality of the commercial unit planned at ground floor in forming a small external courtyard space and new access at the rear.

## 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

8. Listed Building Alterations

plan(s)/drawing(s).

Refer to existing and proposed drawings and Design and 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 list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Existing brick and painted render	Repointed existing brick work where required and repainted refurbished render
Roof covering	Flat roofs to existing rear extension are dilapidated felt roof covering	New flat roofs to existing adjusted rear extension are single ply membrane with paving slabs as protective roof covering
Windows	Existing windows to front are single glazed painted timber sash windows. Windows to the rear are a mixture of painted timber sash windows and PVC double glazed windows and doors	Existing windows to front be replaced with heritage type slim line double glazed sash windows to match existing. Windows to the rear are a mixture of painted timber sash windows and PVC double glazed windows and doors and these will be replaced with consistently heritage type slim line double glazed sash windows
External Doors	Existing shopfront and entrance door is non-original but part of new heritage shopfront installed in 2002. Materials are painted timber with single glazing and overhead signboard in timber backed glass.	Existing shopfront and entrance door is will be modified to introduce additional entrance door for residential unit. New door and frame will be painted timber to match existing. Existing signboard will be modified to be plain painted timber to match existing.
Ceilings	Existing ceilings are non-original plasterboard installed as part of consented refurbishment works in 2002	Existing ceilings will remain and be redecorated
Floors	Existing internal floors are linoleum on existing floorboards in ground floor commercial unit and carpet and Lino on existing floorboards in residential unit.	Existing lino and carpet will be removed to expose condition of existing floors. New timber floating flooring will be laid over existing floorboards on ground and first floors, with new carpet to stairs and other floors - with new tiles to bathroom and ensuite
Internal Walls	Existing walls are non-original wallpaper on finish plaster on plasterboard installed as part of refurbishment works consented in 2002	Existing non-original wallpaper will be removed and all walls redecorated
Internal Doors	Existing flush painted timber fire doors	New flush painted timber fire doors

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

Refer to existing and proposed drawings, schedule of work and Design and Access Statement

10. Site Area

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

30.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Mixed use -  
A1 Shop unit to Ground and LG  
C3 3 bedroom residential unit to first / second and third floors

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cycle spaces	0	2	2

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.

Refer to existing and proposed drawings

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.

## 15. Assessment of Flood Risk

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:

- ☐ 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

**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 execept Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Total floorspace	60	2.5	57.5	-2.5
Total	60	2.5	57.5	-2.5

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)	55.0
Gross internal floorspace to be lost by change of use or demolition (square metres)	0.0
Total gross new internal floorspace proposed (including changes of use) (square metres)	55.0
Net additional gross internal floorspace following development (square metres)	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	3
Part-time	0
Total full-time equivalent	3.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	3
Part-time	
Total full-time equivalent	3.00

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please add details of the of the use classes and hours of opening for each non-residential use proposed (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

## 22. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 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

## 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\*\***



**29. Ownership Certificates and Agricultural Land Declaration**

\* '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="Donald"/>
Surname	<input type="text" value="Matheson"/>
Declaration date	<input type="text" value="09/10/2020"/>

☒ 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)	<input type="text" value="09/10/2020"/>
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