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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 for relevant
demolition of an unlisted building in a conservation area
Town and Country Planning 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	84
Suffix	
Property name	Flat 1
Address line 1	Cleveland Street
Address line 2	
Address line 3	
Town/city	London
Postcode	W1T 6NG
Description of site location must be completed if postcode is not known:	
Easting (x)	529103
Northing (y)	181994
Description	

2. Applicant Details

Title	Mr
First name	Tristan
Surname	Squire
Company name	Squire Heritage Consulting
Address line 1	7 Copper Beeches
Address line 2	
Address line 3	
Town/city	Harpenden

2. Applicant Details

Country	United Kingdom
Postcode	AL55LW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Please Select...
First name	Tristan
Surname	Squire
Company name	Squire Heritage Consulting
Address line 1	7 Copper Beeches
Address line 2	
Address line 3	
Town/city	Harpenden
Country	United Kingdom
Postcode	AL55LW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

The applicant wishes to make an external change to the building in the form of railings to ground floor on the west side. They will be designed with exact reference to those currently sited on the north side of the building, using quality cast iron materials handcrafted by a conservation crafts-person. There railings will ensure better security to occupants and will improve the appearance of the front elevation of his property.

The design process for the proposals is to carry out the work within the red-line envelope of the property. This will include the removal of the planters and the insertion of fine metal post/ bars in a way that does not detract from the historic significance of the building. This ensures that the core building retains its character and the property can be altered suitably to provide a more rounded aesthetic experience.

The proposals have taken the dimension of the existing front railings to Grafton Way as its principle for the design, plan and layout of the space on Cleveland Street.

The proposals will retain all elements of the existing building whilst casting iron railings on the line which currently defines the separation between private and public space. Currently three planters are located in the space between the wall and the line of the pavement, forming a default division. Basically, the works will accommodate much better landscaping within the demesne of the existing building.

The new railings will be arranged and constructed in such a way that they can be removed at any time in the future by another tenant/ owner. No changes are planned to the outside such as to the windows, tiles or doors thereby causing no disruption to the significance of the building.

The preferred option is to replicate that which is seen to the north of no 84 and indeed, to the east as predicated by the railings at no 65 – 71. These reference points give an indication as to the width and height of the stone plinth on which the new railing would be cast. The examples also provide an insight into the correct dimensions of the iron poles and the probable height at which the iron horizontal bar at the top should be formed.

4. Description of Proposed Works

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

N/A

6. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Cast iron railings drilled into stone plinth. All rails painted oxide primer in black.

Are you supplying 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

Ref: SHC01 - Heritage Statement:
Ref: SHC02 - Examples of railings on Grafton Way
Ref: SHC03 - Current railings at no 84 Cleveland Street/ Grafton Way elevation
Ref: SHC04 - Indicative sketch of new railings on 84 Cleveland Street

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. 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

Spoke to a Duty Planner, who noted concerns about criminal protection and safety of residents. She would personally support the proposal for railings and can see the benefit they will have on the public space and building, as well as to the residents of 84 Cleveland Street. As it relates to external works that service the ground floor flats, a full planning application is needed. We are advised to go to planning with the full railings to see what is viable. The Conservation officer would be consulted because it is in the Conservation Area and close to listed buildings.

12. 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?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant of any part of the land or building to which this application relates.**

Please note: If there are no other owners* and/or agricultural tenants you will still need to 'add' the applicant's details in the 'Owner/Agricultural tenant' section below to complete the form.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

13. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	84
Address line 1	Cleveland Street
Address line 2	
Town/city	London
Postcode	W1T 6NG
Date notice served (DD/MM/YYYY)	09/12/2020

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Gabriel
Surname	Anastasiades
Declaration date (DD/MM/YYYY)	09/12/2020

☒ Declaration made

14. 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)	09/12/2020
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