

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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="9"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Flat A"/>
Address line 1	<input type="text" value="Acton 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="WC1X 9LX"/>

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

Easting (x)	<input type="text" value="530744"/>
Northing (y)	<input type="text" value="182752"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Hugo"/>
Surname	<input type="text" value="Dawood"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat A, 9, Acton Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	London
Country	
Postcode	WC1X 9LX
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Robert
Surname	Ellis
Company name	Norton Ellis Architects Ltd
Address line 1	42
Address line 2	Colebrooke Row
Address line 3	Islington
Town/city	LONDON
Country	
Postcode	N1 8AF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Alterations to Lower Ground windows and doors plus internal alterations

Has the work already been started without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	NGL538205
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5. Site Information

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

7. Development Dates

When are the building works expected to commence?

Month

April

Year

2021

When are the building works expected to be complete?

Month

July

Year

2021

8. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

9. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

10. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

11. 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

11. Listed Building Alterations

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).

310000SiteLocationPlan; 310001AAExistingPlans; 310002ExistingSectionAA; 310003AExistingFrontRearElevations; 310101DProposedPlans; 310103AProposedFrontRearElevations; 310102AProposedSectionAA; 310202ExternalWindowDoors; 310020210202DAPL; 310020210202HisoricalStatement

12. 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
Windows	painted timber	painted timber
Internal Walls	plasterboard on timber studwork	plasterboard on timber studwork
Floors	Timber floor boards; ceramic tiles; carpets	Timber floor boards; ceramic tiles; carpets
Other External Staircase to Garden	painted steelwork	painted steelwork

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

310000SiteLocationPlan; 310001AAExistingPlans; 310002ExistingSectionAA; 310003AExistingFrontRearElevations; 310101DProposedPlans; 310103AProposedFrontRearElevations; 310102AProposedSectionAA; 310202ExternalWindowDoors; 310020210202DAPL; 310020210202HisoricalStatement

13. 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

14. Vehicle Parking

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

15. 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

16. 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

17. 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	2020/5381/PRE

Date (Must be pre-application submission)

17/12/2020

Details of the pre-application advice received

Flat A 9 Acton Street – 2020/5381/PRE

Background

No 9 Acton Street is one of a terrace of 4 houses. The terrace was listed Grade II on the 11 January 1999.

List description:

4 terraced houses. c1830. Yellow stock brick with channelled stucco ground floors and 1st floor band. Nos 7 & 9, 4 storeys and basements; Nos 11 & 13, 3 storeys. 2 windows each. Square-headed entrances with panelled doors and overlights. Gauged brick flat arches to recessed sashes. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Flat A comprises the lower ground and ground floor levels.

When a building is listed it is listed in its entirety - that is to say inside and out, front and back, original features and additions - and although in the case of 19th century terraces often only the front elevation can be seen from the public highway this does not mean that changes to the plan form or the rear elevation do not affect the architectural significance of the building.

Any planning or listed building consent application should be supported by documentation outlining the significance of the heritage asset as well as a heritage impact assessment outlining what will be the implications of the proposed works for significance of the building. It is also helpful in these current times of restricted access if the application is also supported by photographs to augment the information shown on the planning drawings.

No assessment has been provided of which features and walls are original and which were introduced as part of the house being divided into flats. The planning record is silent on subdivision of the property and no supporting information was provided as part of this pre-application request.

Assessment

The proposal includes:

Changes to the arrangement of Beds 2 and 3 at lower ground floor level.

From an understanding of the standard plan form of terraced houses I would suggest that the subdivision of the lower ground floor front room to create Beds 2 and 3 and the creation of the corridor between Beds 1 and 2 date from the subdivision of the property into flats. It is therefore considered that alteration of this arrangement would not result in further harm to the layout of the accommodation.

Creation of patio doors to the garden

Whilst in principle access to the garden is supported the details of what is proposed are not.

Within the ideas that underpin 19th century architecture the principle of the golden ratio is significant. This ratio gives rise to aesthetically pleasing proportions.

The design, proportions and location of the proposed patio doors look out of place. Firstly, because of the ratio of height:width is alien to the architectural style of the house, and secondly because the location of the doors fails to line up with the vertical stacking of the other openings which creates that pleasing sense of verticality typical of this style of housing.

Creation of a rear conservatory and modifications of the ground floor

18. 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?

19. 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 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

19. Ownership Certificates and Agricultural Land Declaration

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Flat C
Address line 1	9 Acton Street
Address line 2	
Town/city	London
Postcode	WC1X 9LX
Date notice served (DD/MM/YYYY)	03/02/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Flat B
Address line 1	9 Acton Street
Address line 2	
Town/city	London
Postcode	WC1X 9LX
Date notice served (DD/MM/YYYY)	03/02/2021

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Robert
Surname	Ellis
Declaration date	03/02/2021

☒ Declaration made

20. 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)	03/02/2021
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