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

Application for listed building consent for alterations, extension or demolition of a listed building.

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="85"/> |
| Suffix | <input type="text" value="B"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Rowley Way"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="London"/> |
| Postcode | <input type="text" value="NW8 0SN"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="526139"/> |
| Northing (y) | <input type="text" value="183918"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text"/> |
| First name | <input type="text" value="Roberto"/> |
| Surname | <input type="text" value="Caputo"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="85b Rowley Way"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="London"/> |

2. Applicant Details

Country

United Kingdom

Postcode

nw80sn

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The proposal consists in the refurbishment of flat 85B in Rowley Way, London, which is part of the Grade II* Listed building Alexandra and Ainsworth Road Estate. The works to be carried out focus mainly on the renovation of the Kitchen and Bathroom, which were left in very poor conditions by previous leaseholders/tenants, replacement of the existing flooring and reinstatement of the feature step in front of the living room window that was removed by previous occupants.
Details about these works can be found in the Design and Access Statement and Heritage Statement.

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)?

- ☐ 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?

191.00

Cubic metres

What is the volume of the part to be demolished?

0.20

Cubic metres

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

Month

5

6. Demolition of Listed Building

Year

(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 proposed demolition is for the existing concrete kitchen top

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

The existing kitchen top dimensions (depth, thickness and height from floor) clashes with current kitchen standard designs and dimensions. It is impossible to fit white goods (such as fridges, dishwasher, washing machines and cookers) underneath it, as well as standard cabinets, which would allow to maximize the storage space required nowadays for a family of 4, 5 or even 6 people that the apartment could accommodate. The proposal therefore suggests the removal of the existing concrete top and the design of a new, shallower, deeper and slightly higher one to allow standard appliances and storage cupboard to fit underneath it, enlarging the storage capacity.

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. 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).

The proposal considers the removal of the existing concrete kitchen top. It drastically limits the refurbishment of the kitchen, not allowing enough space underneath it to accommodate any white goods due to its dimensions and height from the floor. Removal of original vinyl floor tile is also proposed within the entrance all due to the poor condition they were found, showing signs of wear and tear throughout and broken elements along the perimeter. Detailed explanations about the above can be found into the Design and Access Statement and Heritage Statement.

10. Materials

Does the proposed development require any materials to be used? ☐ Yes ☒ No

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. 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?

12. Site Visit

- ☐ The agent
- ☒ The applicant
- ☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

14. 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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under 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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

| | |
|--------------------|------------|
| 1 | |
| Name of Owner | |
| Number | 85 |
| Suffix | B |
| House Name | |
| Address line 1 | Rowley Way |
| Address line 2 | |
| Town/city | London |
| Postcode | NW80SN |
| Date notice served | 01/03/2021 |

Person role

- ☒ The applicant
- ☐ The agent

| | |
|-------------------------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Roberto"/> |
| Surname | <input type="text" value="Caputo"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="28/05/2021"/> |

15. Certificates

☒ Declaration made

16. 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)

28/05/2021