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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 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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

2. Applicant Details

Town/city	London
Country	
Postcode	NW3 2PH

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Veronica
Surname	Cassin
Company name	RPS Heritage
Address line 1	20 Farringdon Street
Address line 2	London
Address line 3	
Town/city	LONDON
Country	
Postcode	EC4A 4AB
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Replacement of existing glazing to balconies, internal changes to kitchen layout and replacement of existing mezzanine stair with spiral staircase with extension of mezzanine level.

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"

5. Site Information

Title Number

LN252073

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?

4.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

November

Year

2021

When are the building works expected to be complete?

Month

December

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

11. Listed Building Alterations

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).

Replacement of modern double glazing on external balconies with similar format glazing.
Replacement of modern stair to internal mezzanine with spiral staitcase and associated opening up to return original plan form.

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	Modern double glazing in traditional pattern with opening panes.	New double glazing in traditonal pattern, with modified openings.
Other Stairs	Modern, timber framed single flight stair.	Modern, black metal spiral stair.
Floors	Modern timber framed mezzanine level.	Modern timber framed extension to mezzanine level.

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

Proposed Alterations to
First Floor and Mezzanine
525 / A / 1.2022

Proposed
External Glazed Balconies
525 / A / 1.2023

Built Heritage Statement

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

Date (Must be pre-application submission)

Details of the pre-application advice received

Dear Veronica,

2021/2312/PRE – Studio House, Hampstead Hill Gardens.

Thank you for your e-mail with revised drawings. As per our telephone conversation just now;

•I think the proposal for the new entrance gate will be acceptable, as you have followed the advice we had previously discussed, with a modest new gateway which will appear subordinate to the main building and is suitably designed and scaled for the street scene.

•With regards to the revised internal mezzanine alteration to install the spiral staircase with metal balustrade and other adjustments; as discussed, given that the historic features shall be retained and protected, I anticipate this approach will be acceptable, I think this has responded to the concerns we had initially raised, but I will check with the Conservation Officer about this revision asap.

•Likewise with regards to the 2 x balcony windows with glazing bars, I think this is preferable to the initial proposal with no glazing bars, but will double check with my conservation colleague. The proposed glazing bars to the sides are preferred to the lack of these previously, but I will need to seek advice on proposed glazed roof coverings here.

I am aware the CO is preparing for an appeal hearing scheduled for tomorrow, but I will get back as soon as possible once I have had a chance to discuss with them.

Kind regards.

Matthew

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Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862

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 A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England)

19. Ownership Certificates and Agricultural Land Declaration

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

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)