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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 (as amended)

### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

25 Flat 1st Floor

Address Line 1

Chalcot Crescent

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW1 8YE

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

Easting (x)

527962

Northing (y)

183991

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Emma

Surname

Gale

Company Name

### Address

Address line 1

Flat 1st Floor

Address line 2

25 Chalcot Crescent

Address line 3

Town/City

London

Country

United Kingdom

Postcode

NW1 8YE

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We have recently inherited this studio flat which my parents bought in 1980, just after it had been converted. The flat has had very little, if any, work since then. We believe that we are aiming to undertake the minimum internal work possible to update the work done in 1980. None of the work that we are proposing is structural and we aim to decorate in a way that will be more, not less, in keeping with the age of the building. In addition, by updating the electrics and plumbing, we aim to make it safe and habitable again. The only element of the proposed works to affect areas outside of the confines of our own flat will be the re-sighting of our main fuse box, from a cupboard just inside the main front door of the building, to within our flat. Existing cable runs will be used for this work, to cause minimal disruption in the hallway.

We intend to undertake the minimum plumbing work necessary to replace a bath with a shower; a very large and inefficient immersion heater with a small, efficient electric combination boiler and to provide two small radiators for warmth. We have been advised that the 1970s wiring does not meet modern safety standards and, again, we intend to organise the minimum electrical work possible to update this for our own, and our neighbours', safety.

In the 1980 conversion, one of the two original doors opening onto the first floor landing was blocked in on the inside and 'plastered in'. We would like to re-instate this original door and 'paint in' the current door from the inside (nb: the doors would look identical from the outside - except that the locks would swap over) thereby restoring some of the original character of the flat that was lost in the 1980 work.

It is important to note that we are fully aware of, and value, the historical characteristics and make up of our flat which you, rightly, are seeking to protect. We cherish these things and, far from seeking to damage them, we hope that the work will positively enhance these features. Many of the kitchen and bathroom fittings that we will use in the refurbishment are of a similar age to the building itself, as opposed to the somewhat basic and damaged 1980s fittings that we would be replacing. We shall ensure that all work will be carried out with great care and have no intention of affecting any original (i.e. pre-1948) feature in the process.

More details, including photographs, are included in the attached file of 'Additional Information'.

Has the development or work already been started without consent?

- Yes  
 No

## 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

## Demolition of Listed Building

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

- Yes  
 No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

## Immunity from Listing

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

- Yes  
 No

## 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).

In answer to questions a) and c) - minimal, internal work as detailed above and in attached 'Additional Information' document.

None of the proposed work affects any original, pre-1948 features.

## 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**

**Type:**

Other

**Other (please specify):**

Rockwool RW3

**Existing materials and finishes:**

Void between floors

**Proposed materials and finishes:**

Some of the floorboards would need to be lifted to install the modern electrical wiring and plumbing described above. While those boards are carefully raised, we would like to install Rockwool RW3 to fill 70% of the void under the floor. This has excellent sound absorption and thermal insulation properties and would not be visible once the floor-boards had been re-fitted. We feel that this would be beneficial in terms of reducing noise between flats, as well as clearly being environmentally preferable in terms of thermal insulation. We will obviously be taking care not to damage the floorboards throughout the whole process and this insulation would not affect the appearance of the boards once installed.

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

Document 1: Plans and Drawings

Document 2: Design and Access Statement

Document 3: Location Plan

Document 4: Additional Information

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

We have spoken with our neighbours in the other three flats in the house. As the majority of the work we are proposing is internal to our flat and should not take long to complete, they raised no objections to work going ahead. The only work which is external to our flat is the proposed re-routing of our flat's fusebox: from just inside the main front door of the house to our flat on the first floor. The electrician intends to use existing cable runs to do this work and we will ensure that they take great care.

## 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

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Email dated 18/02/22

Date (must be pre-application submission)

18/02/2022

Details of the pre-application advice received

Kate Henry, Principal Planning Officer at Camden Council, advised us that we may need listed building consent in three areas:

- 1) 'The reinstatement of a door and the blocking up of another door'. As already stated, this would re-instate an original door that was covered up in the 1980 conversion thereby, we believe, restoring some original character that was lost at that time).
- 2) Kitchen and bathroom works 'depending on whether any of the fixtures and fittings are original'. We can confirm that all of the fixtures and fittings to be replaced date from the 1980 conversion and that we intend to replace them with refurbished original Victorian fittings where possible.
- 3) 'If the moving of items such as the cooker, bath or toilet would require an alteration to services and plumbing, etc.' We have taken great care to plan the proposed work to involve the minimum plumbing and electric work needed to replace bathroom and kitchen units that are now more than 42 years old, and to make the flat safe and habitable again. The only work required to the services outside the confines of our flat is for the re-location of our flat's fuse box, as already discussed above.

Ms Henry advised that, having spoken to a Conservation Officer, 'we should include all the proposed works in an application for clarity', hence this submission.

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.

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?

- Yes
- No

## Ownership Certificates

### Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

### Certificate Of Ownership - Certificate A

**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 (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 the application relates.**

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Emma

Surname

Gale

Declaration Date

22/02/2022

Declaration made

## Declaration

I / We hereby apply for Listed building consent as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Emma Gale

Date

22/02/2022