

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

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

125-129 Aviation House, Offices And Premises At Basement To 2nd And Part 3rd Floor

Address Line 1

Kingsway

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

WC2B 6NH

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

Easting (x)

530501

Northing (y)

181456

Description

Applicant Details

Name/Company

Title

Ms

First name

Rebecca

Surname

Cainey

Company Name

PNBJ IV Limited c/o Cushman & Wakefield

Address

Address line 1

43-45

Address line 2

Portman Square

Address line 3

Town/City

London

Country

Postcode

W1H 6LY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

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

Façade cleaning and maintenance works to the Eastern elevation of Aviation House (listed Façade). Proposed cleaning is to be sympathetic to the patina of the façade materials, and stone repairs to include indent repairs and repointing to stone mortar joints are to be carried out with methods creating a like-for-like result with the original material.

Radar survey methods will be used to identify any embedded steel within the facade and in particular to the bell tower soffit where horizontal cracking has been identified. The horizontal cracking could indicate corrosion of embedded steel which if the case will require localised exposure, steel treatment and reinstatement of finishes to match existing adjacent surfaces.

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

If Yes, please describe and include the planning application reference number(s), if known

2013/00550/L

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

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:

External walls

Existing materials and finishes:

Portland stone. Lime mortar.

Proposed materials and finishes:

Like-for-like portland stone. Lime mortar to match existing.

Type:

Windows

Existing materials and finishes:

Painted finish.

Proposed materials and finishes:

Painted finish to match existing.

Type:

External doors

Existing materials and finishes:

Varnished timber.

Proposed materials and finishes:

Additional varnish to match existing.

Type:

Roof covering

Existing materials and finishes:

Bitumen roof membrane.

Proposed materials and finishes:

Bitumen to match existing in isolated areas requiring repair.

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

Design and Access Statement

731P - Relevant.PDF

Elevation (Front) Existing

Neighbour and Community Consultation

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

Yes

No

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

2022/0610/NEW

Date (must be pre-application submission)

27/03/2022

Details of the pre-application advice received

Advice from Nick baxter on 06.04.2022 is below.

"It appears to me that the specific works described in the documents LO5697 and L05697-CLK-00-XX-SP-S-0001 and discussed on site constitute like-for-like repairs and are therefore de minimis.

Sections 3 and 6 of the longer document, however, seem textbook-like in their universality, tending to digress on to almost every aspect of stone building repair.

I should therefore add that, if you need to stray into more intrusive works than those discussed on site, your team should contact me again, or you may incur enforcement action.

I would also recommend that before carrying out the cleaning works, you seek my office's informal approval of the level of cleaning that you propose, to avoid such action. You should simply clean an area and I will assess whether it is acceptable or too clean"

Lochlan Snowie confirmed on the 06.04.2022 that due to the planned radar survey to identify embedded steels in the location of identified cracking in the bell tower, we would seek Listed Building Consent for this aspect of the work as intrusive opening up may be required to treat corroding steels. Nick Baxter acknowledged this on 06.04.2022.

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

Mr

First Name

Sam

Surname

Vaughan

Declaration Date

10/04/2022

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

Sam Vaughan

Date

12/04/2022