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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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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 | <input type="text" value="37"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="Flask Walk"/> |
| Address Line 2 | <input type="text"/> |
| Address Line 3 | <input type="text" value="Camden"/> |
| Town/city | <input type="text" value="London"/> |
| Postcode | <input type="text" value="NW3 1HH"/> |

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

| | |
|-------------------------------------|-------------------------------------|
| Easting (x) | Northing (y) |
| <input type="text" value="526481"/> | <input type="text" value="185828"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The client has instructed 51 architecture to rework the rear of the property to create two garden rooms - a glazed, single-storey wintergarden and a remodelled writing studio at the end of the garden.

The project proposes a small, 2.5 m deep single storey garden extension to the cottage and the upgrade of an existing outbuilding as a poets writing studio. The cottage extension is in two parts, a timber framed, glazed wintergarden and a small W.C. with a roof light. The W.C. is clad in standing seam zinc on both its roof and facade. The W.C. is not visible to the garden or neighbours as it is set in a niche formed by an existing and retained timber garden fence.

At the end of the back garden there is a small outbuilding. Its current iteration dates to 1969 however records show that a structure, likely originally an outhouse, was first erected at this spot at least 150 years ago. The client is a poet and will use the garden room as a studio. Retrofit is preferred over replacement, to minimise emissions and disruption.

The ground-floor wintergarden extension to the main cottage will respect and conserve the historic fabric of the Georgian cottage while drawing more light into the existing rooms and adding utility. It will incorporate a small W.C., providing easy access from the writing studio while improving the cottage's livability as a long-term home. The wintergarden is designed so that it requires no irreversible connections to the original building, junctions are demountable and do not damage the Georgian brickwork. The extension itself will be a lightweight, glazed timber frame which allows the original rear line of the cottage to remain visible.

A light-touch approach has been applied to all aspects of the scheme, prioritising sustainability. Existing, non-original elements have been assessed for their suitability for retention while existing structural openings will be retained and reused. The existing 1960s fabric of the garden studio will be retained, with a layer of internal wall insulation made from cork added to improve the room's year-round usability. The wintergarden will also be highly insulated, improving the cottage's overall thermal performance.

The slate flagstones forming the existing rear patio will be reused as a floor for the wintergarden, while other existing elements such as the current garden room door will be dismantled and redeployed. An heavy architectural curtain will be installed along the original rear line of the cottage, offering the option of separation between the inner cottage and wintergarden while adding a layer of insulation.

New windows will be installed in the rear elevation at first floor level, these will replace the existing, non-original lights which have rotten frames and cannot be retained. The replacement glazing will match the historic mouldings in the front elevation. They will be fitted in the existing openings to the rear wall mechanically, so as to be demountable.

Has the work already been started without consent?

☐ Yes

☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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"

NGL231184

Energy Performance Certificate

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

☒ Yes

☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

8862-6827-9460-4636-4922

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

9.70

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

11/2022



When are the building works expected to be complete?

02/2023



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

Immunity from Listing

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

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

Please refer to the following documents:

000 Location Plan
001 Existing Site Plan
002 Existing Ground Floor Plan
003 Existing First Floor Plan
004 Existing Roof Plan
005 Existing Front Elevation
006 Existing Rear Elevation
007 Existing Garden Elevation
008 Existing Section AA
009 Existing Section BB
101 Proposed Site Plan
102 Proposed Ground Floor Plan
103 Proposed First Floor Plan
104 Proposed Roof Plan
106 Proposed Rear Elevation
107 Proposed Garden Elevation
108 Proposed Section AA
109 Proposed Section BB
110 Proposed Section CC
111 Proposed Section DD
300 Proposed Window Details
Design and Access Statement 2.6 Development History
Design and Access Statement 3.1 Concept Design
Design and Access Statement 3.2 Materials and Methods

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:

Garden studio: 1960s brickwork (possibly reclaimed older bricks) laid in stretcher bond with soldier course forming lintel shared by door and window to existing outbuilding. Brickwork jointed by pale mortar which appears to be a mix containing lime and yellow sand. // Wintergarden: existing external brickwork wall with timber windows and doors will become an internal wall, original portions of wall and openings will be retained while a portion of 1960s wall will be removed. Please refer to drawings 200 Morphological plan ground floor and 201 Morphological plan first floor for further information.

Proposed materials and finishes:

Garden studio: brickwork with mortar to match existing joints, laid flush to meet the existing 1960s brickwork. // Wintergarden: a short portion of new brick wall to match the original brickwork will enclose the north end of the W.C.

Type:

Roof covering

Existing materials and finishes:

Garden studio: flat roof covered with felt, enclosed by a shallow brick parapet capped by concrete tiles. // Wintergarden: N/A // W.C.: N/A //

Proposed materials and finishes:

Garden studio: sloped roof falling toward east, finished in standing-seam zinc. // Wintergarden: glazed roof with slight fall away from cottage, 4 panes framed with timber to match wintergarden window and door. // W.C.: standing-seam zinc with small roof light, with a slight fall away from the cottage to match that of wintergarden.

Type:

Windows

Existing materials and finishes:

First floor rear façade of cottage: 2 x timber sash windows, 16 panes (to match existing) // Garden studio: 1 x timber bow window, 32 panes // Wintergarden: N/A // W.C.: N/A

Proposed materials and finishes:

First floor rear façade of cottage: 2 x timber sash windows, 16 panes (to match existing) // Garden studio: 1 x timber bow window, 32 panes // Wintergarden: two timber-framed glazed panes, one fixed and one sliding (serving as the garden door) // W.C.: small rooflight, flashed in zinc, integrated with roof of W.C.

Type:

Floors

Existing materials and finishes:

Garden studio: timber floorboards // Wintergarden and W.C.: flagstones are currently used as patio in the area where the wintergarden is proposed

Proposed materials and finishes:

Garden studio: timber floorboards to match and meet existing // Wintergarden and W.C.: the flagstones currently used as patio in the area where the wintergarden is proposed will be retained and re-used as the floor finish in the wintergarden and W.C.

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

Please refer to the following documents:

102 Proposed Ground Floor Plan

103 Proposed First Floor Plan

104 Proposed Roof Plan

106 Proposed Rear Elevation

107 Proposed Garden Elevation

108 Proposed Section AA

109 Proposed Section BB

110 Proposed Section CC

111 Proposed Section DD

300 Proposed Window Details

Design and Access Statement 3.2 Materials and Methods

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to the following documents:

102 Proposed Ground Floor Plan

Will any trees or hedges need to be removed or pruned in order to carry out your 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

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* 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

Declaration

I / We hereby apply for Householder planning & 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

Date