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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="21"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="Jeffrey's Street"/> |
| 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="NW1 9PS"/> |

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

| | |
|-------------------------------------|-------------------------------------|
| Easting (x) | Northing (y) |
| <input type="text" value="529028"/> | <input type="text" value="184338"/> |

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

Description of Proposed Works

Please describe the proposed works

The removal an existing conservatory and its replacement with a new garden room. Some minor internal alterations to the main house at first floor to restore elements of the original layout, and minor alterations at ground floor to increase the width of an existing internal opening.

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"

LN98965

Energy Performance Certificate

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

- ☐ Yes
☒ No

Further information about the Proposed Development

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

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[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?

7.80

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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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

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?

| | |
|--------|--------------|
| 358.30 | Cubic metres |
|--------|--------------|

What is the volume of the part to be demolished?

| | |
|-------|--------------|
| 40.60 | Cubic metres |
|-------|--------------|

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

Month

| |
|----------|
| November |
|----------|

Year

| |
|------|
| 1994 |
|------|

(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 proposal would remove an existing dilapidated conservatory, which was added to the listed building in the 1990s. Minor internal work to the main house would involve the alteration of a modern partition at first floor and increasing the width of an existing internal opening at ground floor. |
|--|

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

| |
|---|
| <p>The existing conservatory, which is also the main dining room, is used year round but has poor thermal performance. It is difficult to maintain, is in a deteriorated condition, and its roof partially obscures the garden view from the kitchen.</p> <p>The demolition of this conservatory to build a new, thermally improved extension will provide a living room for the family; and with its lower roof profile, will restore the garden view from the house. The existing sitting room, which is currently too small for family use, will become the main dining room.</p> <p>The minor internal alterations proposed would restore the layout of the original first floor, and improve the connection between kitchen and dining room.</p> <p>Please refer to the Heritage Statement for an impact assessment of the removals and proposed work.</p> |
|---|

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).

Refer to Drawings PA00, PA01, PA02, PA03, and PA04 for drawings of items to be removed, and to Drawings PA05, PA06, PA07, PA08, PA09, PA10, PA11, PA12, and PA13 for drawings of the proposal. Please also refer to the attached Heritage Statement for an impact assessment of the proposed works and additional photographs of the existing house.

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:

Rainwater goods

Existing materials and finishes:

Painted cast iron rainwater pipes and gutters; painted aluminium rainwater pipes and gutters

Proposed materials and finishes:

Painted cast iron rainwater pipes and gutters; patinated metal rainwater pipe and hopper

Type:

Roof covering

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Pre-patinated metal roof finish with glazed metal framed rooflight

Type:

Floors

Existing materials and finishes:

Concrete paving in rear garden

Proposed materials and finishes:

Clay tile paving in rear garden

Type:

External walls

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Insulated timber-frame construction

Type:

External doors

Existing materials and finishes:

Painted timber doors forming part of conservatory

Proposed materials and finishes:

Hardwood framed fixed high-performance glazing, hardwood framed glazed door, and hardwood framed electrically-operated fanlight

Type:

Internal walls

Existing materials and finishes:

Timber stud frame with plaster and plasterboard lining (to ground floor and first floor partition).

Proposed materials and finishes:

Timber stud frame with plasterboard lining

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 Design and Access Statement (Page 9 and Page 12) for a description of materials proposed. Drawings PA07, PA08, PA09, PA10, PA11, PA12, and PA13 reference suitable materials and finishes for the proposed work. The attached Heritage Statement (Pages 22-23) further describes the materials and work proposed, and how these would preserve the character and appearance of the conservation area.

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

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

Mr

First Name

Martin

Surname

Edwards

Declaration Date

27/06/2022

☒ 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 options 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

Martin Edwards

Date

29/06/2022