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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

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

The Site is located to the east side of John's Mews, with two principal facades facing onto John's Mews and Northington Street being surrounded in all directions by the dense built environment of Bloomsbury, within the London Borough of Camden. The Site consists of a two-storey red brick mews building constructed c.1903.

Applicant Details

Name/Company

Title

Mr

First name

Colin

Surname

Fraser

Company Name

Address

Address line 1

25 John's Mews

Address line 2

Holborn

Address line 3

Town/City

London

Country

United Kingdom

Postcode

WC1N 2NZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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)

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

2022/2278/L & 2022/1281/P – Granted

Alterations to enlarge existing 2nd floor roof terrace and relocation of air-conditioning unit at roof level

2022/0428/P – 16 March 2022 - Granted

Details of condition 3 (basement engineer) of planning permission 2020/5883/P dated 19/11/2021 for 'Erection of basement extension and installation of ventilation riser at roof level'.

2021/0122/L – 19 November 2021 - Granted

Erection of basement extension and installation of ventilation riser at roof level. Internal alterations

2020/5883/P – 19 Nov 2021 - Granted

Erection of basement extension and installation of ventilation riser at roof level

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).

Refer to

468_A_0010_Site Location Plan

468_A_0003_Existing Roof Plan

468_A_0325_Existing Roof Elevations

468_A_1020_Proposed Roof Plan

468_A_1325_Proposed Roof Elevations

468_A_DOC_001_Design and Access Statement

468_A_DOC_002_Heritage Statement

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:

Roof covering

Existing materials and finishes:

Slate tiles / Asphalt Roof covering / Lead flashing

Proposed materials and finishes:

Slate tiles / Asphalt Roof covering / Lead flashing

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

468_A_0010_Site Location Plan
468_A_0003_Existing Roof Plan
468_A_0325_Existing Roof Elevations
468_A_1020_Proposed Roof Plan
468_A_1325_Proposed Roof Elevations
468_A_DOC_001_Design and Access Statement
468_A_DOC_002_Heritage Statement

Neighbour and Community Consultation

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

- Yes
 No

If Yes, please provide details

Colin Fraser (the applicant) has consulted with neighbours.

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

25 John's Mews: Roof Repairs Enquiry

Date (must be pre-application submission)

12/08/2022

Details of the pre-application advice received

The Senior Conservation Officer reviewed initial proposals and confirmed requirement to seek listed building consent for associated works.

The agent requested the proposals be reviewed asap / fast tracked in order to prevent further damage from occurring to the Heritage Asset interior.

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

Colin

Surname

Fraser

Declaration Date

23/08/2022

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 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

Chris Dyson

Date

23/08/2022