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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

Applicant Details

Name/Company

Title

Dr

First name

H

Surname

Reza

Company Name

Strathedin Properties Limited

Address

Address line 1

21 Hill Street

Address line 2

Address line 3

Town/City

Edinburgh

Country

Scotland

Postcode

EH2 3JP

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)

Minor internal alterations to lower ground floor kitchen / dining area and first floor master bedroom.

This application is subsequent to previous lapsed approval 2017/6523/L dated 1 February 2018.

The lower ground floor or garden floor generally accommodates the kitchen and family dining facilities of the dwelling and is the least decorative floor of the building. There is direct access as existing from the side and rear garden and from the entrance floor above. It is not proposed to alter any access arrangements. The proposal involves the removal of existing flank wall between dining area and kitchen. This is compatible with the removal of the existing flank wall opposite which has already been removed. The removal of this wall will reinstate the symmetry of the original design intent and provides an attractive open plan family layout. The removal will enhance the existing symmetrical fabric of the glazed garden wall and shall be perceived from both inside and outside from the private garden area. There is no corncicing or period detail affected with this proposal.

The first floor incorporates the existing master bedroom and en suite with direct access to elevated balcony overlooking the rear garden area. The floor is directly accessed via stairs from entrance level below. It is not intended to alter any access arrangements with this proposal. A property of this significance deserves an appropriately grand master bedroom area. A previous application was refused generally due to the lack of sufficient information and the fact the en suite area was proposed to be relocated directly above a highly ornately decorated room below with the potential for water damage from above. It is proposed to retain and enhance the en suite within the original location and connect all new drainage and plumbing to the existing established system. Sanitary facilities are relocated to enhance the presence of the existing chimney breast and provide a sensible order to the room layout. It is proposed to enlarge the bedroom area by forming a new opening with the existing wardrobe area to provide a spacious sleeping and sitting area. The existing decorative corncicing within the bedroom area shall be fully retained.

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

Previous approved application No.2017/6523/L - now lapsed.

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).

- Td-01 Site location Plan
- Td-02 Existing floor plans
- Td-03 Existing lower ground floor
- Td-04 Proposed lower ground floor
- Td-05 Existing first floor
- Td-06 Proposed first floor

Materials

Does the proposed development require any materials to be used?

- Yes
- No

Neighbour and Community Consultation

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

- Yes
- No

If Yes, please provide details

Previous approved application No 2017/6523/L

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

Date (must be pre-application submission)

07/09/2022

Details of the pre-application advice received

Advice was sought on how best to refresh the previous approved application which has now lapsed. Client could not undertake the approved works due to long term tenant. Opportunity is now arising to undertake the works whilst the property is empty.

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

Dr

First Name

H

Surname

Reza

Declaration Date

15/09/2022

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

Alistair Cruickshank

Date

15/09/2022