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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

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

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

New Ground Floor rear extension with internal modifications to accommodate new bathroom, pantry space and new sash windows.

Internal cosmetic redecoration and maintenance to Ground, First and Second Floor.

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".

Title Number: NGL757617

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

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

5.20	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1


Development Dates

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When are the building works expected to commence?

02/2023	
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When are the building works expected to be complete?

05/2023	
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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?

325.50	Cubic metres
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What is the volume of the part to be demolished?

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

Month

January

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Partial demolition of external Ground Floor brick wall to existing pantry area.

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

Partial demolition of the external brick wall is proposed in order to construct the new rear extension. Scale and proportion of new extension has been considered and is mindful of local character and neighbouring properties.
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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).

A-120: Proposed Demolition Ground Floor Plan Rev P02

Other drawings:

A-100: Existing Ground Floor Plan Rev P02

A-101: Existing First Floor Plan Rev P02

A-102: Existing Second Floor Plan Rev P02

A-103: Existing Roof Plan Rev P02

A-110: Proposed Ground Floor Plan Rev P02

A-111: Proposed First Floor Plan Rev P02

A-112: Proposed Second Floor Plan Rev P02

A-113: Proposed Roof Plan Rev P02

A-200: Existing Front (North) Elevation Rev P02

A-210: Proposed Front (North) Elevation Rev P02

A-211: Proposed Rear (North) Elevation Rev P02

A-300: Existing Section A - A (Rear South Elevation) Rev P02

A-301: Existing Section B - B Rev P02

A-302: Existing Section C - C Rev P02

A-310: Proposed Section A - A (Rear South Elevation) Rev P02

A-311: Proposed Section B - B Rev P02

A-312: Proposed Section C - C Rev P02

22029-PER-P-AR-001_01: Design and Access 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:

External walls

Existing materials and finishes:

Flemish bond solid masonry walls with white and grey paint finish to Ground level. External white render finish to rear and side elevation. Partial re-pointing to front elevation. Pointing in poor condition to rear of property near rainwater pipe.

Proposed materials and finishes:

New extension solid brick wall to use reclaimed brick to match local brick stock. Brick predominantly in Flemish bond to match existing property, with stacked bond decorative trims to boundary wall and roof. Removal of white and grey paint to external brick elevation to reveal historic local brick stock. New lower render datum level with low-level vents to be covered with mouse-mesh. Repointing completed to front elevation and patch repointing to rear brick elevation around rainwater pipe with lime rich mortar to match existing.

Type:

Roof covering

Existing materials and finishes:

Natural slate roof tiles with timber roof edge - both mono pitch and pitch roof structures. One loose tile to rear and two loose tiles to front roof structure.

Proposed materials and finishes:

New roof extension with roof slates to match existing materials. One loose natural slate roof tile to rear mono-pitch roof and two loose roof tiles to front pitch roof to be replaced to match existing. Timber roof edge to be treated and resealed to prevent moisture damage to roof.

Type:

Windows

Existing materials and finishes:

Timber sash windows with timber division rods in typical Georgian style. Glass pane skylight – no registered approval by previous building owner. Timber window frame with mirror glass on party wall in exterior courtyard. Stone window sill in disrepair with damaged drip groove. Brick soldier course above First Floor window in disrepair and gap between brick and window frame.

Proposed materials and finishes:

Extension timber sash window with brick trim and obscured glass infill. Installation of two new timber sash windows to Ground Floor side elevation. Brick soldier course above first floor window repointed and gap between brick and window frame to be infilled. Removal of glass pane skylight and infill opening with new thermally efficient roof structure and slate tile finish. New First Floor bathroom stone window sill installed with a drip groove reinstated.

Type:

External doors

Existing materials and finishes:

Timber front entrance door in Georgian style with painted finish.

Proposed materials and finishes:

Timber front entrance door to be re-painted with exterior satinwood paint (purple).

Type:

Ceilings

Existing materials and finishes:

Lath and plaster ceilings with moulded panelling and white paint finish. Modern decorative timber ceiling joists and metal joist hangers in kitchen.

Proposed materials and finishes:

Repair of water damage to Ground Floor timber partitions and surrounding walls and ceilings with salt resistant plaster mix and decorative paint finish.

Type:

Internal walls

Existing materials and finishes:

White timber partitions with moulded panelling and lath and plaster walls with white paint finish. Solid masonry brick boundary and party walls. Glazed bathroom tile trim finish. Modern rope handrail in stairwell.

Proposed materials and finishes:

New timber stud wall with timber pocket door to pantry. White eggshell paint to First and Second Floor walls. Teal eggshell feature walls to Ground Floor reception rooms. Clay plaster finish to new Ground Floor bathroom and kitchen (teal and warm white). Decorative half height timber moulded panelling to new Ground Floor bathroom. Glazed terracotta tiles to new Ground Floor bathroom sink splash back. Handmade green subway tiles to kitchen splash back. Glazed tiles to First Floor bathroom splashback. New large format, natural stone floor slabs to kitchen, pantry and WC. Repair of water damage to Ground Floor timber partitions and surrounding walls and ceilings with salt resistant plaster mix and decorative paint finish. Damp treatment (salt resistant plaster mix) throughout Ground and First Floor as required to treat damp. Installation of new timber handrail from Ground to Second Floor stair circulation.

Type:

Floors

Existing materials and finishes:

Dark stained timber floorboards. Square format patterned porcelain kitchen tiles. Floorboards in Ground Floor reception rooms springy - investigation needed to determine timber joist rot.

Proposed materials and finishes:

General strengthening of timber floors throughout as required. Poor condition floor joists to be replaced if rot present following site investigation. Floorboards to be replaced with colour match stained timber as required. New natural large format stone flooring to kitchen, pantry and WC.

Type:

Internal doors

Existing materials and finishes:

Timber Georgian style doors with panelling and white paint finish.

Proposed materials and finishes:

New timber stud wall with timber pocket door to pantry with white paint finish. New timber door to WC in Georgian style with panelling and white paint finish.

Type:

Rainwater goods

Existing materials and finishes:

Modern uPVC rainwater gutter and pipe system. Cast iron soil pipe.

Proposed materials and finishes:

Upgrade of modern plastic rainwater system with Heritage cast iron gutter and pipework.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Solid brick boundary wall with timber slat finish.

Proposed materials and finishes:

New extension solid brick wall to use reclaimed brick to match local brick stock. Brick predominantly in Flemish bond to match existing property, with stacked bond decorative trims to boundary wall and roof.

Type:

Other

Other (please specify):

Services / Utility

Existing materials and finishes:

Water stopcock beneath stairs and old electrical consumer unit in hallway. Gap in attic party wall and between chimney breast to neighbouring property – identified as fire risk in recent Building survey. Existing man-hole cover in courtyard.

Proposed materials and finishes:

Boiler and associated boiler flue repositioned, water stopcock upgraded to a 32mm pipe from pavement to house and 22mm pipe thereafter, electrical consumer unit to be replaced with RCBO protected metal unit in line with Building Regulations. Triple sealed man-hole concealed in WC floor tiles. Attic party wall and gap between chimney breast to be infilled with fire protective plasterboard liner to prevent fire spread throughout terrace cottages. New Ground Floor utility and kitchen countertop with new kitchen and WC appliances, fixtures and fittings. New First Floor bathroom wall mounted storage.

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

22029-PER-P-AR-001_01: Design and Access Statement

A-100: Existing Ground Floor Plan Rev P02
A-101: Existing First Floor Plan Rev P02
A-102: Existing Second Floor Plan Rev P02
A-103: Existing Roof Plan Rev P02
A-110: Proposed Ground Floor Plan Rev P02
A-111: Proposed First Floor Plan Rev P02
A-112: Proposed Second Floor Plan Rev P02
A-113: Proposed Roof Plan Rev P02
A-120: Proposed Demolition Ground Floor Plan Rev P02
A-200: Existing Front (North) Elevation Rev P02
A-210: Proposed Front (North) Elevation Rev P02
A-211: Proposed Rear (North) Elevation Rev P02
A-300: Existing Section A - A (Rear South Elevation) Rev P02
A-301: Existing Section B - B Rev P02
A-302: Existing Section C - C Rev P02
A-310: Proposed Section A - A (Rear South Elevation) Rev P02
A-311: Proposed Section B - B Rev P02
A-312: Proposed Section C - C Rev P02

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

Ms

First Name

Laura

Surname

Harriott

Declaration Date

03/11/2022

☒ 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

Laura Harriott

Date

03/11/2022