



Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**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.

1. Site Address

Number	25
Suffix	
Property name	
Address line 1	Molyneux Street
Address line 2	
Address line 3	
Town/city	London
Postcode	W1H 5HW

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

Easting (x)	527498
Northing (y)	181468

Description

2. Applicant Details

Title	miss
First name	antonia
Surname	desplat
Company name	
Address line 1	Second Floor To Third Floor Flat
Address line 2	25 Molyneux Street
Address line 3	

2. Applicant Details

Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="W1H 5HW"/>

Are you an agent acting on behalf of the applicant? Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

To replace two Velux windows on the rear side of the building on the third floor. One large roof-lights and a small one. I was informed by Deirdra Armsby that no planning permission had been done in the first place when the two roof lights were installed before I purchased the property (7 years ago). I was told to do an application for planning permission and listed building consent to rectify what had never been "officially" done.

The existing roof-lights windows do not comply to the council's requirements and I am willing to correct this and replace the existing ones with roof-lights of the 'conservation' type, steel framed, subdivided with a glazing bar, and will be installed so that they are flush with the roof covering, not standing proud of it.

The free holder of the building, Vicky Coral, contacted the council in order to get advice on how to proceed regarding our roof replacement due to weather damage and this was the answer from Deirdra Armsby:

"Your proposal to replace the existing slate roof with new Spanish slate (including the relevant lead flashing and new membrane) will not require planning permission or listed building consent. This is on the basis that the existing slate is not original historic fabric, and therefore makes a very limited contribution to the special interest of the listed building. For the same reason the use of Spanish, rather than Welsh, slate would be acceptable in this instance. I note, however, that the description of proposed development includes reference to the like-for-like replacement of two Velux windows. I cannot see from the planning history that there is a consent for these two rooflights on this building. While rooflights may well be acceptable here, if you wish to include them in the new roof you will need to make applications for both planning permission and listed building consent. Ordinarily we would expect rooflights in listed buildings to be of the 'conservation' type. That is, they should be steel framed, subdivided with a glazing bar, and should be installed so that they are flush with the roof covering, not standing proud of it."

I'm therefore doing this application in response to this letter, to comply to the listed building consent rules.

Has the work already been started without consent? Yes No

5. Site Information

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	<input type="text" value="NGL576324"/>
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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. 1234-1234-1234-1234-1234)	<input type="text" value="8603-7105-5529-4226-7713"/>
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6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	<input type="text" value="0.00"/>
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6. Further information about the Proposed Development

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

March

Year

2021

When are the building works expected to be complete?

Month

April

Year

2021

8. 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

9. Immunity from Listing

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

Yes No

10. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

12. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Windows	Roof lights not applicable with conservation type. Windows are not flushed to the roof covering and are not steel framed	Conservative type roof-lights replacement Steel framed, subdivided with a glazing bar, and flush with the roof covering, not standing proud of it.

Are you submitting additional information on submitted plans, drawings or a design and access statement?

Yes No

12. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

Proposal to replace windows A & B to comply with the listed building consent.

13. 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

14. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

15. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

16. 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

17. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

"Thank you for your enquiry regarding the above planning matter received on 17 December 2020. 25 Molyneux Street is a grade II listed building in the Molyneux Street Conservation Area. It is a three-storey townhouse of the early nineteenth century with an additional mansard roof extension. The mansard roof is not part of the original building; the remainder of the terrace retains, for the most part, the original butterfly roofs. The fabric of the mansard is likely to be of the late nineteenth century or later and is therefore of lesser interest. Your proposal to replace the existing slate roof with new Spanish slate (including the relevant lead flashing and new membrane) will not require planning permission or listed building consent. This is on the basis that the existing slate is not original historic fabric, and therefore makes a very limited

17. Pre-application Advice

contribution to the special interest of the listed building. For the same reason the use of Spanish, rather than Welsh, slate would be acceptable in this instance.
I note, however, that the description of proposed development includes reference to the like-for-like replacement of two Velux windows. I cannot see from the planning history that there is a consent for these two rooflights on this building.
While rooflights may well be acceptable here, if you wish to include them in the new roof you will need to make applications for both planning permission and listed building consent. Ordinarily we would expect rooflights in listed buildings to be of the 'conservation' type. That is, they should be steel framed, subdivided with a glazing bar, and should be installed so that they are flush with the roof covering, not standing proud of it."

18. 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.

Yes No

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?

19. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	25
Suffix	
House Name	25 molyneux street
Address line 1	Molyneux street
Address line 2	
Town/city	london
Postcode	w1h5hw
Date notice served (DD/MM/YYYY)	01/02/2021

Person role

- The applicant
- The agent

Title

First name

Surname

19. Ownership Certificates and Agricultural Land Declaration

Declaration date

12/02/2021

Declaration made

20. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 person(s) giving them.

Date (cannot be pre-application)

12/02/2021