

Application for listed building consent for alterations, extension or demolition of a listed building.

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	32
Suffix	
Property name	
Address line 1	New Road
Address line 2	
Address line 3	
Town/city	London
Postcode	E1 2AX

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

Easting (x)	534572
Northing (y)	181447

Description

2. Applicant Details

Title	Mr
First name	S.
Surname	Jain
Company name	
Address line 1	10 Wellcroft Road
Address line 2	
Address line 3	
Town/city	Slough

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SL1 4AQ"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Nicola"/>
Surname	<input type="text" value="de Quincey"/>
Company name	<input type="text" value="Nicola de Quincey architecture + conservation"/>
Address line 1	<input type="text" value="43 New Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="E1 1HE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

This listed building consent application is on behalf of the applicant S. Jain. It follows the conditional approval PA/20/01450 granted in September 2020. The approved scheme is for a conversion from commercial to two residential units. The proposed mix of uses and areas of accommodation are the same as the approved scheme. This application seeks to amend the ground floor and basement levels to take into account existing floor levels that rise up to the existing workshop area to the rear of the property. This is due to site investigations carried out subsequently to the approval that have revealed shallow drainage runs that are also shared with adjoining properties. The extent of excavation is reduced at basement level. This application is in tandem with a Section 73 planning application PA/20/01449.

Has the development or work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. 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? 608.00

Cubic metres

What is the volume of the part to be demolished?

81.00

Cubic metres

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

Month

1

Year

1900

(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 site consists of a four storey house (1812) and a garden that has been completely roofed over. This roofed part is made up of a workshop and a lean-to roof that connects the house to the workshop. The space has been amalgamated into one space, the precise date of the workshop is not known but it is similar to the workshop areas behind 28 and 30 New Road and was probably built about 1900. The lean-to fills the gap between workshop and house.

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

The applicant wishes to provide a self-contained flat at basement level. Demolition of part of the existing roof enables light to enter at basement level and creates a small outside space for the basement level flat. This proposal retains part of the existing workshop, which is why the extent of demolition is less than the previously approved scheme. (81m3 compared to 137m3.)

7. 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:

Conditional approvals in September 2020: planning reference PA/20/01449 listed building reference PA/20/01450 and current Section 73 application planning portal reference PP-09671827v1

8. Immunity from Listing

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

Yes No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

9. Listed Building Alterations

- 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).

Please refer to the drawings and Heritage Statement and DAS. These are all as the approved set except this application seeks to amend the ground floor and basement levels to take into account existing floor levels that rise up to the existing workshop area to the rear of the property. This is due to site investigations carried out subsequently to the approval that have revealed shallow drainage runs that are also shared with adjoining properties. The extent of excavation is reduced at basement level. This entails revising the steps within the building at ground and basement levels and raising the terrace above ground floor level to allow for the approved ceiling height in the basement extension. Part of the existing workshop is retained to form the studio space and passage. (In the approved scheme this was re-built.) Overall, this revised proposal has less impact on the existing listed structure and the Myrdle Street Conservation Area than the previously approved scheme.

10. 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
External Walls	Stock brickwork and cement pointing. Painted render plinth.	Brickwork repairs in lime mortar, e.g. where proposed door formed on rear elevation. Proposed walls in basement, London stock bricks with a glazed timber-framed link. Repair the render with the ashlar markings and repaint in Keim paint.
Roof covering	The main central valley roof is inaccessible. It is believed to be slate with a lead gutter. The workshop and lean-to roof is felted/asphalt (not opened up).	Main roof. natural slate with lead gutter to Lead Sheet Association recommendations (or Code 6 gutter and Code 5 flashings) and insulated. Terrace: flat roof – insulated and paved. Studio and passage roofs proposed re-asphalt.
Chimney	Brickwork with 8 clay pots.	Repair stacks and retain the pots; sweep and check they are venting the stacks.
Windows	Windows are painted timber; sashes except a casement in the basement. All are modern replacements; metal grille fixed to basement window.	Renewal of all windows except ground floor front, replace basement casement with sash, proposed windows single-glazed painted timber, to be agreed with local authority. Remove metal grille to basement window.
External Doors	Existing 6 panel painted doors (not original) at ground and basement levels; metal roller shutters.	6-panel painted doors to front elevation. Surround and fanlight reinstated to front door. Glazed timber doors to rear elevations; remove metal roller shutter.
Ceilings	All ceilings are believed to be in modern plasterboard.	Replace where necessary and upgrade the ceiling between the basement and ground floor party floor.

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Internal Walls	There are no walls on the upper floor except some partitioning around the staircase. Upper floors walls are missing. Basement walls are brick. Some recent studwork around stairs and WCs; metal grilles at basemen; lightweight partitions around the WCs.	On the upper floors the existing recent WC, staircase and stair enclosures would be removed, so that the original plan with a central staircase could be reinstated. All internal walls would be inserted with fire-rated plasterboard. At basement level all the recent WCs etc would be removed and some alteration made to form the kitchen area. Make good brickwork (to structural engineer's details). Proposed stud walls with plasterboard linings.
Floors	Timber floor structure with timber floorboards, believed to be twentieth-century work. (Ground floor is not accessible and no opening up has been carried out anywhere in the building.) The basement has a solid floor.	Retain and repair any old floorboards (if they exist on the ground floor), replacing locally if required. Ceiling height is less than 2.3m in the central and rear rooms. Excavate to new basement floor level, and insulate the basement slab. Upgrade ground floor to a party floor structure, with acoustic flooring and acoustic-rated ceiling. Note: Building Regulations Application to confirm.
Internal Doors	Existing flush doors and metal grilles.	Remove all existing doors and grilles, replace with proposed 6- panel timber painted straight-edged panel doors on ground and first floors. Install 4-panel doors in the basement and first floor levels.
Rainwater goods	Plastic RWPs and SVPs on rear elevation	Re-ordered RWP and SVPs, cast iron down pipes and connections.
Boundary treatments (e.g. fences, walls)	Brickwork walls to the front area with stone coping and cast iron railings; brickwork parapet walls to the rear workshop boundary.	Clean and repaint brickwork in the front area; overhaul and repaint the railings, repair the steps; clean off the paint and plaster to the rear walls in the basement and leave as fair-faced brickwork where external; re-plaster internally with lime plaster or dry-line.
Vehicle access and hard standing	No vehicular access	Clear out front area. Pave proposed ground floor terrace and rear courtyard.
Lighting	No existing external light fittings.	No proposed external light fittings.

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

Yes No

11. Neighbour and Community Consultation

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

Yes No

If Yes, please provide details:

There have been informal discussions with local residents, who welcome the proposed change of use. 32 New Road has been subject to prolonged and serious anti-social behaviour problems. Residential use is supported locally as people anticipate that this will be a much better use, and there is a trend towards sustainable residential conversion in the area.

12. 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

13. 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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

22/03/2021

Details of the pre-application advice received

Draft markup drawings were issued to the Planning Department and confirmation was received from Adam Garcia setting out the requirement for the Section 73 application for the revision to this part of the approved scheme, and the need for a fresh Listed Building Consent application. (AG 9/03/21).

Vicki Lambert, Conservation officer commented:

"I am happy that the proposed amendments to the existing scheme will not impact the heritage significance of the listed building detrimentally, being largely contained within the later workshop to the rear of the building. I appreciate that the terrace will have a greater visible impact as it will be higher than proposed and that the boundary will need to be detailed to protect the privacy of the basement flat. Details of what is intended should be included with the new application. With regard to excavation under the main house it will be helpful to understand what structural works are required." (VL 22/3/21)

14. 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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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	Sunil
Surname	Jain
Declaration date (DD/MM/YYYY)	26/03/2021

Declaration made

16. 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)

26/03/2021