

Development Control

Mulberry Place,
5 Clove Crescent, London E14 2BG
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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	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Aberavon Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Tower Hamlets"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="E3 5AR"/>

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

Easting (x)	Northing (y)
<input type="text" value="536422"/>	<input type="text" value="182688"/>

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Minor changes to the approved scheme PA/21/00934 / PA/21/00935, comprising: Reinstatement of existing basement as habitable lower ground space, including reinstatement of original lightwell to street. Reinstatement of sash window to lower ground floor. Replacement of single glazed units with double glazed units, with matching sightlines. Addition of a part one, part two storey extension to the rear. Addition of mezzanine office space over the stairs in lieu of existing storage. Internal insulation to improve energy and acoustic performance. Internal and external alterations and restorations.

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"

LN163465

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)

0038-1053-7211-1880-9240

Further information about the Proposed Development

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.](#)

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

14.30	square metres
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Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1


Development Dates

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When are the building works expected to commence?

07/2022	
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When are the building works expected to be complete?

03/2023	
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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

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).

Please refer to the appended drawings, Design and Access Statement and Heritage Statement, which show the condition of the existing building and key works to be completed. In summary, the works can be divided into (a) the restoration of the existing house, which has fallen into disrepair and (b) the addition of sensitive rear extensions in line with other houses on the listed terrace, so as to provide quality sustainable family accommodation. The existing basement, currently used as a store room only, will be converted into a kitchen space. This will free up the current rear living room, currently being used as a kitchen, to be restored to something better resembling the original interior. Key original features in the main house, such as the window joinery, will be restored. Energy performance upgrades, such as internal insulation and double glazing, will be added while retaining the original character and sightlines. The scale and form of the rear extensions will mimic those recently approved along the terrace to accommodate modern family living, helping to reinforce and new consistent form on this side. Works to the front of the property, which is the sole focus of the site's listing, will be preserved or restored, matching similar restorations along the street.

The proposed works are as per the previously approved scheme, with the following amendments: Removing modern airbricks in front facade (now redundant), infilling with brick the colour, texture and bond of which will match the adjacent brickwork; omitting new steps previously proposed within the front lightwell; adding fire door at the base of the stairs, in line with Building Regulations requirements, neatly detailed in with the adjacent kitchen units; widening the proposed utility space below the entrance steps by c. 12cm; amending the brickwork set out of the single storey rear elevation's facade; changing the approved new WC at top of stairs to a new study space, of the same dimensions; adding acoustic insulation to walls and floor of bedrooms and between the exposed joists of the LGF, to improve acoustic performance; removing the rear chimney breast, supporting the chimney at attic level, in order to improve the space standards of the rear bedrooms (fireplaces in these rear rooms are currently boxed in and not expressed); adding discrete hidden niches above fireplaces in the front rooms (Living room and Bedroom 1). Further details can be found in the Design Access Statement and Heritage Statement, and on attached drawings.

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 to existing closet wing roof

Proposed materials and finishes:
Slate to extended closet wing roof. Glass and lead, with small area of single ply membrane (<1m2) to proposed lower ground floor extension.

Type:
Windows

Existing materials and finishes:
Sash windows of various types. Timber framed with painted finish.

Proposed materials and finishes:
New timber framed sash window to street to match adjacent properties. Painted finish. New velux windows to butterfly roof (not seen from external areas at ground level).

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Railings to street, as described in heritage statement. Painted finish.

Proposed materials and finishes:
Existing railings protected, new railings to match existing in shape, height, material and finish. Simple painted metal, colour to match existing heritage railings.

Type:
External walls

Existing materials and finishes:
Brick and render/stucco

Proposed materials and finishes:
Two storey closet wing - brick similar to the original house in colour, texture and bond, as per other examples on the street. Lower ground floor extension - long format dark reddish-brown bricks. Street lightwell - white render

Type:
External doors

Existing materials and finishes:
Timber door

Proposed materials and finishes:
Lower ground floor extension - Glazed doors with minimal steel frames with powdercoated finish

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

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

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

The proposals are as per the previously approved scheme, with a number of minor changes which have been made during the detailed design process since approval was granted. Since the property is listed, the Non-Material/ Minor Material Amendment route is not available, and thus a new application for Planning Permission/ LBC has been made.

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

Mr

First Name

Stephen

Surname

Kavanagh

Declaration Date

27/04/2022

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

Stephen Kavanagh

Date

03/05/2022