



London Borough of Barnet, Planning Services
 2 Bristol Avenue, 7th Floor
 Colindale, London, NW9 4EW
 Tel: 0208 359 3000
 Email: planning.enquiry@barnet.gov.uk

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

County

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

County

Country

Postcode

NW3 2BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Repair, maintenance and alterations to the interior and exterior of the listed building comprising:

Interior alterations to the ground floor and first floor partition walling; loft conversion including the installation of a new conservation roof light to the rear roof slope and new loft staircase; restoration and repair of existing timber windows including altering the existing casements to take slimline double glazed panes; replacement of the existing rear elevation French doors with new opening over lights made to exactly match the existing French doors; miscellaneous repair and maintenance including repairing damaged pointing to brickwork; replacing the felt roof covering to the existing porch canopy with new code 4 rolled lead roof; and repaving the existing rear patio with new natural stone paving slabs.

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:

NGL347651

Energy Performance Certificate

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?

0.00

square metres

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?

09/2024



When are the building works expected to be complete?

03/2025



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).

2406_EX_001 Site Location Plan
2406_PA_002 Site Location Block Plan
2406_EX_100 Ground Floor and First Floor Plans as Existing
2406_EX_110 Roof Plan as Existing
2406_EX_200 Section as Existing
2406_EX_300 Front and Rear Elevations as Existing
2406_EX_310 Side Elevation as Existing
2406_PA_100 Ground Floor and First Floor Plans as Proposed
2406_PA_110 Loft Plan and Roof Plan as Proposed
2406_PA_200 Section as Proposed
2406_PA_300 Front and Rear Elevations as Proposed
2406_PA_310 Side Elevation as Proposed
2406_PA_500 French door joinery details as Proposed
2406_PA_510 Window joinery details as Proposed

Design and Access Statement and Heritage 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:

Brickwork with roughcast cement render. The brickwork is left exposed to the ground floor front elevation only.

Proposed materials and finishes:

Existing external brickwork and render to be retained and carefully repaired with matching materials and workmanship as required.

Type:

Roof covering

Existing materials and finishes:

Clay plain tiles to main house pitched roof; rolled lead roofing to rear outshot; felt roof covering to front porch canopy.

Proposed materials and finishes:

Existing clay plain tiled pitched roof to be retained and locally repaired as required using materials to exactly match existing; rolled lead roofing to rear outshot to be retained and new matching rolled lead roof covering to be installed to front porch canopy.

Type:

Chimney

Existing materials and finishes:

Brick chimney stacks with clay chimney pots; to the interior all original chimney breasts are still in place except to the party wall to the first floor bedrooms 2 and 3; 1No. original fireplace surround is still in place to the ground floor living room.

Proposed materials and finishes:

All original chimney stacks and chimney breasts to be retained throughout the house.

Type:

Windows

Existing materials and finishes:

Timber framed single glazed casement windows.

Proposed materials and finishes:

Existing timber framed casement windows to be carefully repaired and retained and fitted with slimline double glazed panes between glazing bars.

Type:

External doors

Existing materials and finishes:

Original timber front door with glazed over light; original timber French doors to rear outshot; modern double glazed timber back door.

Proposed materials and finishes:

Existing timber front and back doors to be retained; existing rear timber French doors to be carefully remade to exactly match existing French doors with slimline double glazed panes fitted between glazing bars.

Type:

Ceilings

Existing materials and finishes:

Lath and lime plaster ceilings throughout.

Proposed materials and finishes:

Lath and lime plaster ceilings to existing rooms to be retained where possible and repaired with lime plaster. Existing ceilings in first floor and ground floor rooms show signs of damage and water ingress and may need to be carefully replaced. Where ceilings are replaced, plaster will be carefully removed leaving laths in place to prevent lateral movement of joists, overboarded and plastered with lime plaster skim finish.

Type:

Internal walls

Existing materials and finishes:

Brick and stud work interior walls.

Proposed materials and finishes:

Brick and studwork interior walls to be retained. New timber studwork partition walling to new loft staircase and to loft conversion.

Type:

Floors

Existing materials and finishes:

Original timber floorboards throughout with the exception of the ground floor rear scullery.

Proposed materials and finishes:

Original timber floorboards to be retained throughout. New loft conversion floor deck to be carefully installed as per structural engineer's recommendations.

Type:

Internal doors

Existing materials and finishes:

Original timber doors throughout the house.

Proposed materials and finishes:

Original timber doors to be retained throughout the house. Timber door and door frame to ground floor hall to be carefully relocated to the corner of the dining room. New surface mounted sliding timber doors to be installed between kitchen and dining room. New internal timber door to new loft bedroom to exactly match existing doors.

Type:

Rainwater goods

Existing materials and finishes:

Original cast iron rainwater gutters and downpipes.

Proposed materials and finishes:

Existing rainwater gutters, downpipes to be retained. New cast iron external vent pipe to be installed to rear elevation.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Privet hedging.

Proposed materials and finishes:

Privet hedging to be retained.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete paving stones to rear patio and side path.

Proposed materials and finishes:

Existing concrete paving stones to rear patio and side path to be carefully removed and repaved with new natural sandstone paving.

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

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Design and Access Statement and Heritage 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](#).

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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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

Mr

First Name

Raphael

Surname

Lee

Declaration Date

20/04/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Raphael Lee

Date

20/04/2024