

Application ref: 2022/5587/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Templeton Associates  
44 Molyneux Street  
London  
W1H 5JD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**20 Gloucester Crescent  
Camden  
London  
NW1 7DS**

Proposal: Erection of a single storey rear extension at upper-ground floor level to the existing lower-ground floor closet wing.

Drawing Nos: Supporting documents: Design and Access Statement; Photographic Reference; Photos and Isometric Sketch - Existing and Proposed.

Drawings: Location Plan; 20GC.EX.01; 20GC.EX.02; 20GC.EX.03; 20GC.PR.01; 20GC.PR.02; 20GC.PR.03; 20GC.PR.04; 20GC.PR.05.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 20GC.EX.01; 20GC.EX.02; 20GC.EX.03; 20GC.PR.01; 20GC.PR.02; 20GC.PR.03; 20GC.PR.04; 20GC.PR.05.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The application property at no.20 Gloucester Crescent is Grade II listed and situated within the Primrose Hill Conservation Area. The property dates from the mid-19th century and is located mid-terrace; due to the curvature of Gloucester Crescent, the planform is triangular and creates spatial constraints to the site.

Planning permission and is sought for the construction of a single storey rear extension above the existing lower ground closet wing, along with associated internal alterations such as the relocation of the upper ground floor shower room. Permission was granted in 2018 for the existing rear addition to be refurbished, which involved the addition of glazing and modern materials.

The proposed extension would be modest and subordinate to the host building in size and form and would be constructed in most part to resemble the form of the existing projection. The extension itself would create space for an office room and a shower room and would be accessed by the existing opening to the shower room. The location of the proposed extension is such that it has limited visibility from private views and very limited visibility from public views; the building's mid-terrace position and the adjacent tall neighbouring closet wing of no.19 Gloucester Crescent combined with the flat roofs of the office buildings to the rear means that the proposed extension would have very limited visual impact. The new floor will be generally lightweight in appearance and the shallow pitched roof would continue the lean-to appearance of the existing building. Although there would be some loss of historic fabric, the proposals are acceptable on balance due to the fact they affect an area of the listed building of secondary importance and would create additional floor area that is beneficial to the function and purpose of the townhouse.

The proposed extension would be constructed of appropriate materials that would match the existing rear extension, so that the new addition would read as a continuation of this. This would allow for a respectful upward extension that quietly contrasts with the solid brick of the main rear façade of the house.

There would be two non-opening rooflights to the roof and the proposed fenestration would be of an appropriate design and materiality so as to respect existing pattern and hierarchy whilst remaining subservient. As such, the design, scale, siting, and materiality of the proposed extension would not harm the character and appearance of the subject property, the listed building, and the wider conservation area.

The proposed extension would not have any negative amenity impacts on neighbouring properties. The orientation and position of the proposed extension would not result in any significant impacts on daylight and sunlight. Although the glazing to the additional storey would result in some additional overlooking to no.21, this would mostly be impacting on the windows of the timber addition, most of which do not serve habitable rooms. As such, it is not considered that there be significant or harmful loss of privacy.

There were no objections received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer