

Application ref: 2023/0624/L  
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Templeton Associates  
44 Molyneux Street  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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; alterations to rear windows and doors; minor internal alterations.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent:

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.

Listed building consent 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 and works to the rear windows and doors are considered to be acceptable in terms of scale and design. 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. It would be constructed with appropriate materials that would match the existing lower ground floor addition. 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.

Appropriate materials would be used that match the existing rear extension, so that the new addition would read as a respectful upward continuation that quietly contrasts with the solid brick of the main rear façade of the house. The proposed fenestration would be of an appropriate design and materiality and would respect existing pattern and hierarchy whilst remaining subservient. As such, the design, scale, siting, and materials of the proposed works would not harm the historic significance and special interest of the listed building,

Therefore, the character and appearance of the listed building would be preserved.

No objections were 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.16 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 Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer