

Application ref: 2022/5487/L  
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Date: 3 July 2023

**Development Management**  
Regeneration and Planning  
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Echlin  
Third Floor  
91 Wimpole Street  
London  
W1G 0EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Gloucester Crescent**  
**London**  
**NW1 7DL**

Proposal: Erection of a single storey rear extension rear extension at lower-ground floor level, alterations to the existing staircase to the rear between the lower and ground floors, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.

Drawing Nos: 2124\_A\_P10.001; 2124\_A\_P30.204 REVA; 2124\_A\_P30.203 REVA;  
2124\_A\_P30.202 REVB; 2124\_A\_P30.201 REVA; 2124\_A\_P30.200 REVA;  
2124\_A\_P20.104 REVA; 2124\_A\_P20.103 REVB; 2124\_A\_P20.102 REVB;  
2124\_A\_P20.101 REVB; 2124\_A\_P20.100 REVB; 2124\_A\_P20.100 REVB;  
2124\_A\_P10.203 REVB; 2124\_A\_P10.202 REVA; 2124\_A\_P10.201 REVA;  
2124\_A\_P10.200 REVA; 2124\_A\_P10.104 REVA; 2124\_A\_P10.100 REVA;  
2124\_A\_P10.099 REVA; 2124\_A\_P10.101 REVB; 2124\_A\_P10.103 REVB;  
2124\_A\_P10.102 REVB; Heritage Statement by the Heritage Practice dated April 2023.

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:

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details of the new lower ground floor extension including annotated 1:1/1:2 sections of standard framing profiles and the junctions with the existing building (jambs, roof junction, cills with ground/floor levels). The detailed plans should also show the double glazed units for the roof and wall.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 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', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer