

Application ref: 2023/2037/P
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Date: 17 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Spacelab
18 Wenlock Road
London
N1 7TA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Gloucester Avenue
London
Camden
NW1 8JD

Proposal:
Replacement of 2x existing access gates for the commercial and residential entrances.

Drawing Nos: 23002-PL001; 23002-PL002; 23002-PL003; 23002-PL004; 23002-PL005; 23002-PL010; 23002-PL011; 23002-PL012; 23002-PL013; Design, Access and Conservation Statement (prepared by Spacelab).

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: 23002-PL001; 23002-PL002; 23002-PL003; 23002-PL004; 23002-PL005; 23002-PL010; 23002-PL011; 23002-PL012; 23002-PL013; Design, Access and Conservation Statement (prepared by Spacelab).

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

Informative(s):

1 Reasons for granting permission.

The existing commercial and residential entrance access gates are very defensive in character, given their opaque galvanised steel sheet design, which does not allow a visual connection between the street and the internal entrance courtyards. The proposed replacement gates would have a lightweight design with black steel horizontal detailing, which would create a more open character to the two entrances and improve the area's visual amenity and enhance natural surveillance.

The street number '42' would be formed through an increase in the frequency of the horizontal bars on the proposed vehicular entrance gate for wayfinding purposes. The Primrose Hill Conservation Advisory Committee (CAAC) initially objected to this detailing, requesting the submission of further detailed drawings prior to determination. However, the CAAC has since withdrawn this objection following clarification on the design of the street number detailing. The submitted drawings are considered to be sufficiently detailed, and no further information is required to be submitted by way of condition.

The proposed gates would match the existing gates' size and proportions, and the design and materials are appropriate to the host building. The Council's Conservation Officer has reviewed the proposals and confirmed that they would preserve and slightly enhance the character and appearance of the Primrose Hill Conservation Area.

Due to the location and nature of the proposed development, the works would not have a detrimental impact on the amenity of any adjoining residential occupiers in terms of outlook, daylight, or privacy.

No other objections have been received, and the site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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) 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-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



Daniel Pope
Chief Planning Officer