

Application ref: 2019/0874/P  
Contact: Rose Todd  
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Date: 29 March 2019

**Development Management**  
Regeneration and Planning  
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Open Architecture Ltd  
71 Queens Road  
Twickenham  
TW1 4EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**65 Gloucester Crescent  
London  
NW1 7EG**

Proposal:

New infill rear extension and minor internal and external alterations

Drawing Nos: 1488\_P652 Proposed sections AA BB

1488\_P651 Proposed sections LGF GF

1488\_65Ph01 Existing site photos

1488\_65GC Dwg issue sheet 190130

1488\_E652 Existing sections AA BB

1488\_E651 Existing LGF GF

1488\_E650 Site location plan

Design and Access and Heritage Statement

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 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1488\_P652 Proposed sections AA BB  
1488\_P651 Proposed sections LGF GF  
1488\_65Ph01 Existing site photos  
1488\_65GC Dwg issue sheet 190130  
1488\_E652 Existing sections AA BB  
1488\_E651 Existing LGF GF  
1488\_E650 Site location plan  
Design and Access and Heritage Statement

Reason:

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

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission. [Delegated]

The application property at No 65 Gloucester Crescent is listed Grade II and situated in the Camden Town Conservation Area.. The property together with No. 64 adjacent, date from the mid-19th century and were built as a semi-detached pair of terraced houses in yellow stock brick.

Planning and listed building consent are sought for a new rear extension and minor internal and external alterations.

The proposal is for an extension that will mirror the two storey infill extension at 64 Gloucester Crescent, the symmetrical pair to 65 Gloucester Crescent. The 64 Gloucester Crescent extension recently received planning and listed building consent and is currently being built.

The proposed conservatory extension is glazed to replicate the consented extension adjacent. Minor modification include the removal of the lower ground floor French doors and the creation of a doorway at ground floor in order to access the new conservatory.

The proposed extension will have no amenity impacts on neighbouring properties. This is in most part due to the construction of the near identical mirrored extension at No 64.

The application has been advertised in the press and by means of a site notice. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer