

Application ref: 2023/3864/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 12 March 2024

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

Phone: 020 7974 4444

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

The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Gloucester Crescent
London
NW1 7DS

Proposal:
Replacement of single storey rear extension and internal works at lower ground to first floor levels with rear balcony at first floor.

Drawing Nos:
1827-E00 Dated 04/23, 1827-D01A Dated 04/23, 1827-D02A Dated 04/23, 1827-D07B Dated 04/23, 1827-E01A Dated 04/23, 1827-E02A Dated 04/23, 1827-E09 Dated 04/23, 1827-P01G Dated 01/24, 1827-P02B Dated 04/23, 1827-P03A Dated 04/23, 1827-P04B Dated 04/23, 1827-P06A Dated 04/23, 1827-P07D Dated 04/23, 1827-P08 Dated 04/23, 1827-P09 Dated 04/23, 1827-PH01 Dated 04/23, 1827-PH02 Dated 04/23, Design & Access Statement Rev 1827/D&A, Heritage Appraisal Dated September 2023.

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:

1827-E00 Dated 04/23, 1827-D01A Dated 04/23, 1827-D02A Dated 04/23, 1827-D07B Dated 04/23, 1827-E01A Dated 04/23, 1827-E02A Dated 04/23, 1827-E09 Dated 04/23, 1827-P01G Dated 01/24, 1827-P02B Dated 04/23, 1827-P03A Dated 04/23, 1827-P04B Dated 04/23, 1827-P06A Dated 04/23, 1827-P07D Dated 04/23, 1827-P08 Dated 04/23, 1827-P09 Dated 04/23, 1827-PH01 Dated 04/23, 1827-PH02 Dated 04/23, Design & Access Statement Rev 1827/D&A, Heritage Appraisal Dated September 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal has been revised during the course of the application to better preserve the special interest of the Grade II Listed Building and its setting; specifically omitting the 2.3m rear extension.

The existing conservatory addition will be upgraded with new glazing and roofing. The angled corner would be squared off but there will otherwise be no change or extension outside of the existing footprint and the line of the rear elevation would be maintained. By virtue of the proposed scale, siting and design of the proposed extension it is considered that the structure would continue to present as a lightweight and subservient infill extension.

The front balustrade is of an appropriate material and detail, and is a nominal addition to the front elevation of the property that would also be substantially revisable.

The external alterations proposed are not considered to incur any detrimental impacts upon the special architectural or historic interest of the listed building, the wider group of listed buildings, or the character and appearance of this part of the Primrose Hill Conservation Area. Council's Conservation Officer has reviewed the proposal and raises no concerns and supports the proposals in their current form.

Due to the scale and scope of the proposed works, they are not considered to lead to a significant impact upon the amenities of any neighbouring resident with regards to loss of daylight/sunlight, outlook, or privacy.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, 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.

An objection was initially received from the Primrose Hill CAAC relating to the rear extension and to the loss of marginal glazing which is traditional in rear windows to stairs. However, the objection was withdrawn as the rear extension has been omitted from the scheme, and the existing window in question was identified as not original, and is double glazed. The planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2023.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer