

Application ref: 2023/4549/L
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The Heritage Practice Ltd.
10 Bloomsbury Way
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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: 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 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 subservient infill extension.

Works to the rear closet wing at ground and first floors include an enlarged window and WC addition. The existing non-original casement window would be removed and the sill lowered to provide a taller opening out to the existing balcony/terrace. The lowering of the sill would require the removal of minimal fabric and the proposed new window would be painted timber, with a subdivided glazing pattern reflective of the character of the existing fenestration pattern on the rear façade. The secondary rear closet wing study room off the ground floor landing would be partitioned to include a WC, with the existing joinery retained.

The ground floor spine wall between the two primary reception rooms is proposed to be reinstated with a single door opening introduced in the rear room. These works would remediate previously unconsented alterations and

reinstated a more traditional arrangement to the primary ground floor level. The existing double doors would be rehung as a single leaf with architrave retained in-part.

At lower ground floor an opening between the existing kitchen and front bedroom would be created. The opening would not exceed the dimensions of the existing rear wall opening and have substantial nibs and a down stand so that the original planform remains legible. The new opening between the closet wing and extension would also retain a down stand and nib - these works follow the precedent set by recently approved developments at No. 38 (2022/5487/L).

A utility cupboard inset into the front lower ground floor room would be added with access from the corridor. The volume projecting into the front room would be set down in height from the ceiling level such that the full volume of the room is still able to be appreciated and the length of the hallway will be retained.

The front balustrade is of an appropriate material and detailed, 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. The majority of internal works will occur at secondary levels, with restorative works occurring to the primary ground floor that are considered to balance any harm posed to the listed building. Council's Conservation Officer has reviewed the proposal and raises no concerns and supports the proposals in their current form.

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 under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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 2023.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer