

Application ref: 2024/3829/L
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Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Rotunda
42-43 Gloucester Crescent
London
NW1 7DL

Proposal:

External and internal alterations to refurbish the building including creation of new entrance by reconfiguring ancillary lower ground structure, installation of plant equipment area at roof level, reconfiguration of and public realm improvements to courtyard area, and renovations of internal office space.

Drawing Nos:

Existing drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev

DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

Supporting documents: Cover Letter and Planning Statement (prepared by Montagu Evans, dated 19/08/2024); Design and Access Statement (prepared by Studio Ghazal, dated August 2024); Heritage Statement (prepared by Montagu Evans; Noise Assessment 27632.PCR.01 (prepared by KP Acoustics, dated 16/08/2024); Sustainability Report (prepared by Verte, dated July 2024); Waterproofing Methodology Statement (prepared by Harrison Waterproofing); Selectaglaze Series 10 Installation Guidance; Selectaglaze Series 46 Installation Guidance.

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:

Existing drawings: CDW-SGH-EX-XX-DR-A-001 Rev 03; CDW-SGH-EX-XX-DR-A-002 Rev 01; CDW-SGH-EX-LG-DR-A-100 Rev 01; CDW-SGH-EX-01-DR-A-100 Rev 01; CDW-SGH-EX-02-DR-A-100 Rev 01; CDW-SGH-EX-03-DR-A-100 Rev 01; CDW-SGH-EX-RF-DR-A-100 Rev 1; CDW-SGH-EX-ZZ-DR-A-200 Rev 01; CDW-SGH-EX-ZZ-DR-A-201 Rev 1; CDW-SGH-EX-ZZ-DR-A-300 Rev 01; CDW-SGH-EX-ZZ-DR-A-301 Rev 01.

Proposed drawings: CDW-SGH-PR-LG-DR-A-101 Rev 03; CDW-SGH-PR-01-DR-A-101 Rev 04; CDW-SGH-PR-02-DR-A-101 Rev 04; CDW-SGH-PR-03-DR-A-101 Rev 03; CDW-SGH-PR-RF-DR-A-101 Rev 3; CDW-SGH-PR-ZZ-DR-A-200 Rev 03; CDW-SGH-PR-ZZ-DR-A-201 Rev 03; CDW-SGH-PR-ZZ-DR-A-300 Rev 02; CDW-SGH-PR-ZZ-DR-A-301 Rev 03; CDW-SGH-PR-LG-DR-A-410 Rev 02; CDW-SGH-PR-LG-DR-A-401 Rev 02; CDW-SGH-PR-LG-DR-A-420 Rev 03; CDW-SGH-PR-LG-DR-A-160 Rev 02; CDW-SGH-PR-03-DR-A-160 Rev 03; CDW-SGH-PR-03-DR-A-440 Rev 02; CDW-SGH-PR-LG-DR-A-400 Rev 02; CDW-SGH-PR-XX-DR-A-012 Rev 01; CDW-SGH-PR-ZZ-DR-A-402 Rev 02; CDW-SGH-PR-ZZ-DR-A-460 Rev 03; CDW-SGH-PR-ZZ-DR-A-470 Rev 03; CDW-SGH-PR-ZZ-DR-A-480 Rev 01; CDW-SGH-PR-ZZ-DR-A-490 Rev DR; CDW-SGH-PR-ZZ-DR-A-500 Rev 02; CDW-SGH-PR-ZZ-DR-A-520 Rev 02; CDW-SGH-PR-ZZ-DR-A-540 Rev 03; CDW-SGH-PR-RF-DR-A-300 Rev 1; CDW-SGH-PR-RF-DR-A-400 Rev 1; CDW-SGH-PR-RF-DR-A-401 Rev 1; Design Note 14: Proposed Cycle Parking (prepared by Studio Ghazal, dated October 2024).

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Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant part of the works, and following the creation of the six cleaning test patches at lower ground floor, a methodology of the proposed method of comprehensive cleaning shall be submitted to, and approved by, the Local Authority in writing.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the London Borough of 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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