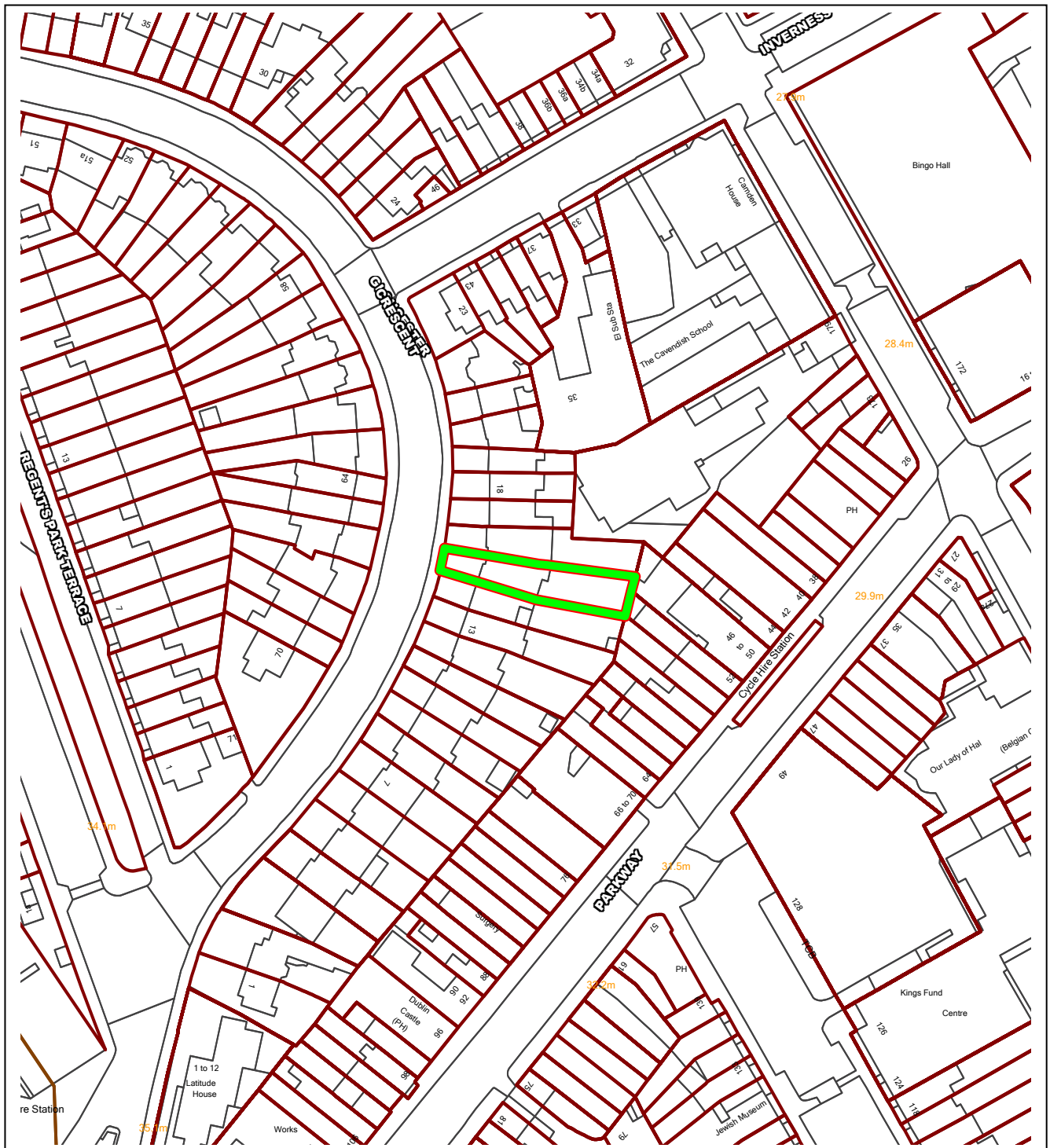


# 2024/2247/P – 15 Gloucester Crescent



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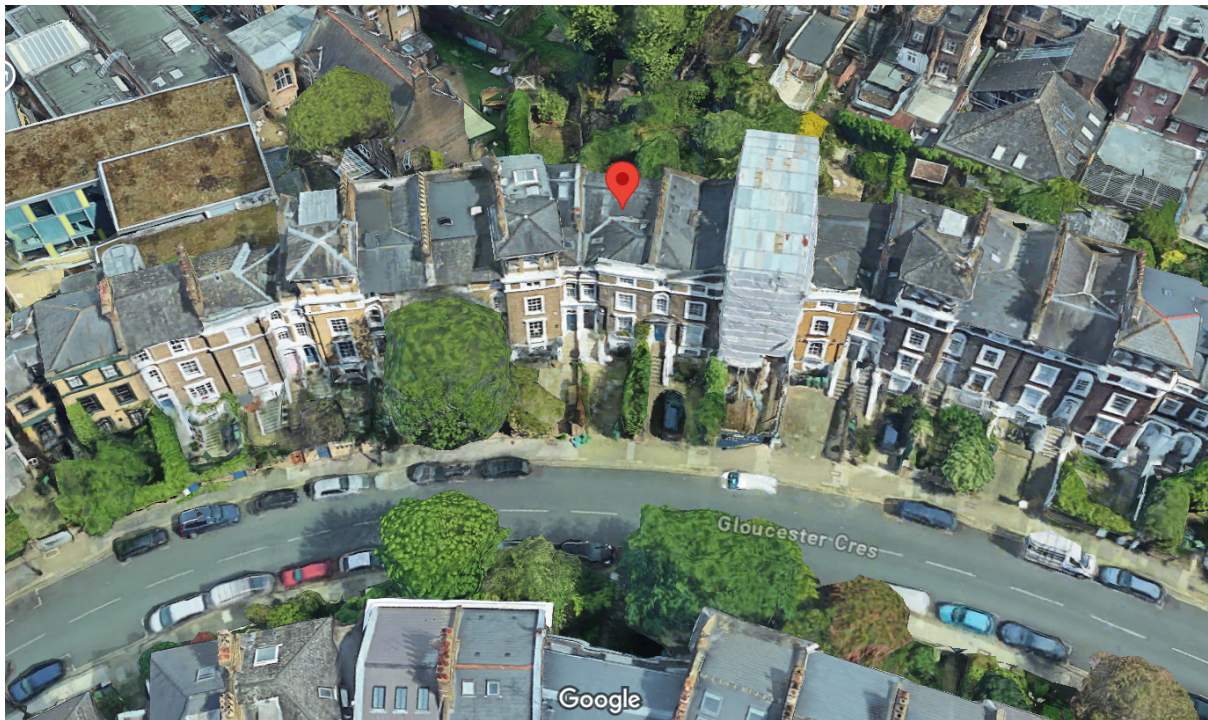


Image 1 (above): Aerial view towards front of property (Source: Google)



Image 2 (above): Closer aerial view towards front of property (Source: Google)





Image 3 (above): View towards front of property (Source: Google)



Image 4 (above): View of existing driveway (Source: Google)



Image 5 (above): View towards brick pier on left side of driveway (Source: Application images)



Image 6 (above): View towards brick pier on right side of driveway (Source: Application images)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/07/2024</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>07/07/2024</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Miriam Baptist			1. 2024/2247/P 2. 2024/2269/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
15 Gloucester Crescent London NW1 7DS			See draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
1. Installation of new gates to front boundary. 2. Installation of new gates to front boundary.					
<b>Recommendation(s):</b>		1. Grant Conditional Planning Permission 1. Grant Listed Building Consent			
<b>Application Type:</b>		1. Householder application 2. Listed Building Consent			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notices were displayed near to the site on the 07/06/2024 (consultation end date 01/07/2024). The development was also advertised in the local press on the 13/06/2024 (consultation end date 07/07/2024).</p> <p>No consultation responses were received from adjoining occupiers.</p>					
CAAC comments:	<p>The Primrose Hill CAAC have <b>objected</b> on the following grounds:</p> <p>We note that this is a Listed Building, and that the vestiges of the front boundary walls, where they survive, can be seen to have been part of the overall design of the Crescent.</p> <p>We regret, therefore, that this opportunity has not been taken to make some effort to restore the pattern of the front boundary in this application. It is difficult to assess the possibilities when no plan has been provided.</p> <p>We would seek, for example, to see an attempt to restore a brick pier in the boundary to create an opening for a pedestrian gate leading to the front door steps. The proposed railings/gate are not appropriate to the historic pattern of the front boundary. It is also regrettable that no attempt has been made to soften the hard paving, either in terms of SUDS or of a more ecologically generous treatment of planting.</p> <p><i>Officer response: The proposal would avoid harm and have a neutral impact on the special interest of the listed building and the character and appearance of the conservation area. Please see design and heritage section of report for full discussion.</i></p>					

## Site Description

The site comprises a flat within a curved terrace of 20 houses, listed and Italianate in style, within the Primrose Hill Conservation Area. The application site is on the south-east side of the crescent. The road is predominantly residential.

The application site is Grade II Listed, the listing entry is as follows:

*Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 storeys, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights. Nos 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 storeys with blind boxes to 1st floor windows. No.4 has a 4-storey projecting tower with stucco ground floor and quoins; ground and 1st floor tripartite sashes, 2nd floor with 2 small windows flanked by large brackets to 3rd floor balcony having pierced balustrade to 2 paired round-arched sashes. Nos 5-7: round-arched entrances, in recessed bays, with stucco pilasters supporting architraved heads. No.5 has large brackets flanking 2 floor windows and continuing across entrance bay of No.4. Nos 8-11: form a symmetrical group with projecting flanking towers having 3rd floor loggias with paired shaped brackets to eaves. Doorways of Nos 8 & 11, in recessed bays, in round-arched cases. Nos 9 & 10 in central bays with stucco cases of pilasters supporting cornices; windows above doors round-arched. Nos 12-15: form a symmetrical group with a projecting bracketed cornice above 2nd floor windows and central pediment with acroterion flanked by parapet with balustraded panels. Entrances to Nos 12 & 15 in recessed flanking entrance bays; stucco pilasters cases with round arches flanked by enriched brackets supporting cornices. Nos 13 & 14 in central bays with stucco pilaster doorcases, No.14 with a pediment; round-arched windows above doorways and at 2nd floor beneath pediment. Nos 16-19: form a symmetrical group similar to Nos 8-11. No.20: round-arched doorway and round-arched window above at 2nd floor level. No.21: square-headed stucco entrance surround with round-arched window above. To right, a tripartite sash. No.22: partly rebuilt and altered with mansard roof to left hand bays. INTERIORS: not inspected. HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at the auction of his northern estate in 1840.*

## Relevant History

**2003/3171/P** - Alterations to front forecourt including the installation of vehicle gates and iron work to cill; removal of part of front boundary wall and the retention of a trellis, hard and soft landscaping and internal works at basement, ground and first floor levels. **Refused 19/08/2004. Reasons for refusal –**

**1.** The proposed front boundary gates by reason of their materials, non-solid nature and prominent location would introduce an incongruous feature, out of keeping with the appearance of the streetscene and the conservation area, and detract from the special architectural interest of the listed building. In this regard the proposal is contrary to Policies EN1 (General environmental protection and improvement), EN25 (Railings and garden walls), EN31 (Character and appearance of Conservation Areas) and EN38 (Preservation of Listed Buildings) of the London Borough of Camden Unitary Development Plan adopted 2000. **2.** The proposed trellis on the front side boundary by reason of its prominent location, timber materials and temporary appearance would introduce an obtrusive and inconsistent element to the front of the property out of keeping with the character and appearance of the streetscene and the conservation area, and would detract from the special architectural interest of the listed building. In this regard the proposal is contrary to Policies EN1 (General environmental protection and improvement), EN25 (Railings and garden walls), EN31 (Character and appearance of Conservation Areas), and EN38 (Preservation of Listed Buildings) of the London Borough of Camden Unitary Development Plan adopted 2000.

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- A3 Biodiversity
- D1 Design
- D2 Heritage
- CC2 Adapting to climate change

### Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

### Primrose Hill Conservation Area statement (2000)

### Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. Proposal

- 1.1. Planning permission and Listed Building Consent are sought for the following works: the installation of new gates to front boundary.

### 1. Assessment

- 1.1 The principal planning considerations are considered to be the following:

- Design and heritage
- Neighbour amenity

### 2. Design and heritage

- 2.1 The application site is within the Bloomsbury Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 states that in order to maintain the character of Camden's conservation areas, the Council will not permit development that fails to preserve or enhance the character and appearance of that conservation area.

- 2.3 The Conservation Area Statement has relevant guidance, particularly paragraphs PH36 and PH37, as below.



- 2.4 Paragraph PH36: *'Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original.'*
- 2.5 Paragraph PH37: *'Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces. The conversion of front gardens into hardstanding parking areas will not be acceptable where it involves the loss of boundary structures, causes harm to trees or reduces the area for soft landscaping in this urban residential area. Furthermore, the parking of vehicles at the front or side of a property adversely affects the setting of the building and the general street scene. The Council will resist any further loss of boundary walls and conversion of front gardens into hardstanding parking areas within the Primrose Hill Conservation Area.'*
- 2.6 While paragraphs PH36 and PH37 state that the loss of historic boundaries to facilitate car parking and the installation of boundaries which do not match the historic boundary wall treatment are not acceptable, this application does not strictly fall within either definition. The historic boundary wall has already been lost and the car parking is extant, i.e. is not created by this proposal.
- 2.7 The proposal simply installs gates across an existing opening. While this is not the historic condition of the boundary the only realistic alternative is the extant state. i.e. no enclosure at all. For this reason, on balance the proposed gates have a neutral impact.
- 2.8 The proposal does not involve the erosion of any historic fabric, does not have a harmful appearance in terms of design and materials and do not prejudice the eventual reinstatement of a brick wall, should the car parking ever be relinquished.
- 2.9 While the gates are not optimal, because the optimal approach would be to lose the car parking entirely and to reinstate the original boundary treatment, the absence of an optimal proposal does not automatically make the current application for gates unacceptable in itself.
- 2.10 Although there is some variation in specific design, the original front boundaries along the crescent are mainly brick walls with brick piers. The railings proposed would be black vertical and metal, aligned with the prevailing height of other boundary treatments, simple and traditional in design- not ostentatious or detracting from the character and appearance of the property. There are some examples of black railings in the vicinity. The pedestrian gate to No.16, directly adjacent, is a black metal gate of similar height, and in this way the gate would align with the surrounding context.
- 2.11 The proposal does not represent a loss of greenery in the front garden which has a substantial hedge to the south side garden boundary which will be retained.
- 2.12 It is noted that the installation of vehicular gates was refused as part of historic application 2003/3171/P. However, this proposal included demolition of part of the existing brick front boundary and therefore harm was identified.
- 2.13 Although the proposal would not reinstate a full brick boundary as recommended by the Conservation Area Statement, the existing two brick pillars would be retained and the railings in between would provide some form of enclosure to the existing front garden, and is found to be acceptable given the reasoning above.
- 2.14 The proposal is not considered to cause any harm to historic fabric and would be easily reversible in the future.

2.15 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.16 As such, it is considered that the proposed works would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **3. Neighbour amenity**

3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy. Policy A4 seeks to ensure that development does not generate unacceptable noise impacts.

3.2 The development proposed is not considered to cause any material harm to neighbours in terms of the loss of natural light, outlook or light spill given its scale, siting and nature.

### **4. Conclusion**

4.1 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 provisions of the National Planning Policy Framework 2024.

4.2 **Recommendation:** Grant Planning Permission and Listed Building Consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3<sup>rd</sup> February 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/2247/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 27 January 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

David Cook Architects  
56 Clerkenwell Road  
London  
EC1M 5PX

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**15 Gloucester Crescent**  
**London**  
**NW1 7DS**

Proposal:  
Installation of new gates to front boundary.

Drawing Nos: Location and Block Site Plan 1827A E00, Existing Front Elevation 1827A E12, Proposed Front Elevation 1827A P12, Existing Front Yard 1827A E11, Proposed Front Yard 1827A P11, Existing and Proposed Sections 1827A P13, Existing Photographs 1827 PH04, Design and Access Statement ref 1827A/D&A by David Cook Architects, Heritage Statement ref 1827A/HS by David Cook Architects.

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: Location and Block Site Plan 1827A E00, Existing Front Elevation 1827A E12, Proposed Front Elevation 1827A P12, Existing Front Yard 1827A E11, Proposed Front Yard 1827A P11, Existing and Proposed Sections 1827A P13, Existing Photographs 1827 PH04, Design and Access Statement ref 1827A/D&A by David Cook Architects, Heritage Statement ref 1827A/HS by David Cook Architects.

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

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 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.
- 3 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](http://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.

- 4 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a 'Biodiversity Gain Site'.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5

#### Biodiversity Net Gain (BNG) Informative (2/2):

##### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

##### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

##### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<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



**DRAFT**

**DECISION**

Application ref: 2024/2269/L  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 24 January 2025

**Development Management**  
Regeneration and Planning  
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[www.camden.gov.uk](http://www.camden.gov.uk)

David Cook Architects  
56 Clerkenwell Road  
London  
EC1M 5PX

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**15 Gloucester Crescent**  
**London**  
**NW1 7DS**

# DECISION

Proposal:

Installation of new gates to front boundary.

Drawing Nos: Location and Block Site Plan 1827A E00, Existing Front Elevation 1827A E12, Proposed Front Elevation 1827A P12, Existing Front Yard 1827A E11, Proposed Front Yard 1827A P11, Existing and Proposed Sections 1827A P13, Existing Photographs 1827 PH04, Design and Access Statement ref 1827A/D&A by David Cook Architects, Heritage Statement ref 1827A/HS by David Cook Architects.

The Council has considered your application and decided to grant 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:

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 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.
- 2 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.
- 3 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](http://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)

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- 4 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

Chief Planning Officer

**DRAFT**

**DECISION**