

Application ref: 2024/2584/L
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Date: 31 January 2025

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Miss Elizabeth Hudson
Top flat, 32 Belsize Park Gardens
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NW3 4LH
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 8
30 Gloucester Crescent
London
Camden
NW1 7DL

Proposal:

Replace existing bathroom window at the rear of the property with timber double glazed sash window.

Drawing Nos: Location Plan; Design and Access Statement; Proposed Window Design (TIMBER -SASH Weights- Hardwood P HORN); Window Plan.

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:

Location Plan; Design and Access Statement; Proposed Window Design (TIMBER -SASH Weights- Hardwood P HORN); Window Plan.

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 (Delegated):

No.30 Gloucester Crescent is one of a terrace of 6 houses which date from the mid nineteenth century and listed Grade II.

Consent was granted in 1979 to extend the premises to create 9 independent units. Flat 8 is located within the extended section of the building.

The details of the window proposed were amended during the course of the consultation. The original application included a uPVC window, however Camden does not support the introduction of uPVC on listed buildings and an objection was received from the CAAC. The application was subsequently amended to include replacement with a timber casement window.

The proposal is now for the replacement existing bathroom window at the rear of the property with timber double glazed sash window.

The proposal is considered not to impact on the architectural significance of the building as the historic plan form and spatial qualities of the original house are unaffected.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policies 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 2024.

- 2 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer