

Application ref: 2025/0434/L
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Montagu Evans LLP
70 St. Mary Axe
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
The Rotunda
42-43 Gloucester Crescent
London
NW1 7DL

Proposal:
Details required by condition 4 (cleaning methodology) of listed building consent 2024/3829/L dated 11/11/2024 (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:
Cover Letter (prepared by Montagu Evans, dated 31/01/2025); Paint Cleaning Strategy Rev A (prepared by Studio Ghazal, dated January 2025).

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

1 Reasons for granting approval:

Condition 4 requires a methodology of the proposed cleaning of brickwork to be submitted, following the creation of cleaning test patches. To satisfy the requirements of the condition, the applicant has provided a paint cleaning strategy document.

The submitted document details how various measures of cleaning have been investigated and specialist advice sought in order to determine the most effective way of cleaning the brickwork of paint. Through investigation, it has been determined that a fine grit cleaning method will be used on the lower ground floor, whilst a non-abrasive dry ice cleaning technique will be used for the third floor. These have been reviewed by the Council's Conservation Officer, who has confirmed that the details and evidence submitted are considered acceptable to assess the impact of the works on the special architectural and historic interest of the listed building and confirm that this impact would be acceptable.

The Primrose Hill Conservation Area Advisory Committee have commented to confirm that they have no objection to the proposed works.

The full impact of the proposed development has already been assessed under the parent application and the associated application for planning permission.

As such, the details are sufficient to fully discharge the condition and are in general accordance with policy D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that all conditions relating to listed building consent 2024/3829/L dated 11/11/2024 which need details to be submitted, have been approved.

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