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APPEAL SITE

**8 Gloucester Gate, LONDON, NW1 4HG**

APPELLANT

**Mr and Mrs Dory and Tamara Gabbay**

LB CAMDEN PLANNING APPLICATION & LISTED  
BUILDING CONSENT APPLICATIONS

**2024/3349/P & 2024/3387/L**

PROPOSAL

**Various alterations to dwelling house and mews  
including replacement of the rear, closet wing extension,  
rebuilding of mews roof, internal refurbishment  
consisting of demolition and reposition of some partition  
walls and other associated works.**

APPEAL REF

**APP/X5210/D/25/3363713**

Planning application 2024/3349/P:

Recommended 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 documents and drawings:

1146\_DFA\_GG: 000001, 000002, 010001, 010002, 010003, 010004, 010005, 010006, 010007, 010008, 010009, 010010, 010011

1146\_DFA\_GG: 030001, 030002, 030003, 030004, 030005, 030006, 030007, 030008, 030009, 030010, 030011, 030012, 030013, 030014, 030015, 030016, 030017

1146\_DFA\_GG: 040001, 040002, 040003, 040004, 040005, 040006, 040007, 040008, 040009, 040010, 040011, 040012, 040013, 040014, 040015, 040016, 040017, 040018, 040019

8GG\_:Interior Details Pack Rev 02 Parts 1 -5, Jamb Fireplace Report, Gate Cornice Ceiling Report, Schedule of Finishes Rev 02, Architectural Detail Schedule Rev 02

Design and Access Statement (DFA - 27/08/2024), Exploratory Document (DFA), Planning and Heritage Statement (Montagu Evans), Structural Statement (Michael Alexander - August 2024), Energy and Overheating Risk Statement (XCO2 - July 2024), Plant Noise Impact Assessment ((EEC - 31/07/2024)

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.

Listed Building Consent application 2024/3387/L:

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 documents and drawings:

1146\_DFA\_GG: 000001, 000002, 010001, 010002, 010003, 010004, 010005, 010006, 010007, 010008, 010009, 010010, 010011

1146\_DFA\_GG: 030001, 030002, 030003, 030004, 030005, 030006, 030007, 030008, 030009, 030010, 030011, 030012, 030013, 030014, 030015, 030016, 030017

1146\_DFA\_GG: 040001, 040002, 040003, 040004, 040005, 040006, 040007, 040008, 040009, 040010, 040011, 040012, 040013, 040014, 040015, 040016, 040017, 040018, 040019

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Design and Access Statement (DFA - 27/08/2024), Exploratory Document (DFA), Planning and Heritage Statement (Montagu Evans), Structural Statement (Michael Alexander - August 2024), Energy and Overheating Risk Statement (XCO2 - July 2024), Plant Noise Impact Assessment (EEC - 31/07/2024)

3. Reason: For the avoidance of doubt and in the interest of proper planning.
4. 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.

5. Before the commencement of the relevant part of the works the following details shall be supplied to, and agreed by, the Local Authority in writing:
  - a. Details of all interior joinery inclusive of windows including jambs, head and cill, of all new window and door openings, inclusive of door furniture, at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
  - b. Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

- c. Details of relationship of new chimneypieces to hearthstones and floor levels.
- d. Confirmed final details of all timber and plaster mouldings listed in submitted document "GS009 Architectural Details."
- e. Confirmed final details of all new floor coverings (excluding carpets and linoleum).

The relevant works shall be undertaken in accordance with the approved details and permanently retained thereafter.

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