

Application ref: 2025/1160/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 7 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Oval Road Ltd.
31 Oval Road
Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
65 Gloucester Crescent
London
NW1 7EG

Proposal:

Erection of a 2 storey extension to the rear at lower ground floor level, including internal alterations to the lower and ground floors.

Drawing Nos: 593-100-E; 593-101-E REVA; 593-102-E REVA; 593-103-E REVA; 593-200-E REVA; 593-300-E; 593-101-P; 593-102-P; 593-103-P; 593-200-P; 593-300-P;
Design and Access Statement & Heritage Statement by Brain O'Reilly Architects dated February 2025.

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:

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.

- 4 Any new openings in the rear building wall hereby approved shall be created by hand-demolition without cutting of brick, and the appearance of the new edges made good to match the general appearance of the wall. All removed bricks shall be retained on site and used to fill in the parts of the wall hereby consented to be blocked up and repair to the wall shall match the materials and appearance of the existing wall exactly.

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.

- 5 Notwithstanding the plans hereby approved, prior to the installation of any window or door within the rear elevation at ground and lower-ground floor level, detailed sections and elevations of the same should be submitted to, and approved in writing by, the Council. Such details shall include materials, glazing bars, swing of doors and any other such information which the Local Authority deems appropriate to determine the acceptability of the alteration.

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:

The host building is a three-storey (plus lower ground/basement) mid-19th century single family dwellinghouse located on the west side of Gloucester Crescent. The property is Grade II Listed and the application site is within the Primrose Hill Conservation Area.

The building is arranged as a single family dwelling and the rear the host building consist of 4 storeys high including a lower ground (basement) level. The building is constructed in London stock brick. The front elevation has a stucco cornice at roof level, and painted stucco surrounds to the front door and windows with a projecting balcony at first floor level with ornate painted metalwork. The ground floor is raised approximately 1.5m above pavement level and is accessed by a flight of steps. A narrow flight of steps leads down to the lower ground floor.

Listed building consent is sought for a new infill extension to the rear elevation between the lower and ground floors with associated internal and external alterations at lower ground floor level and internal alterations to lower-ground floor.

The proposed two storey addition would be similar to the neighbour's which was granted listed building consent 2019/0876/L dated 29th March 2019 for similar external works to those proposed, in the form of infill extensions at lower and ground floor levels. As a similar two storey extension, ref. 2016/2038/L was granted for the adjoining property at No 64 Gloucester Crescent, which forms a symmetrical pair with the host dwelling with no 65 Gloucester Crescent. The proposed conservatory design.

The proposed "conservatory style" rear extension would be glazed to replicate the consented extension adjacent and as revised the works would include minor modification include the removal of the lower ground floor French door that would be replaced with a new window. The proposed timber window at lower ground floor level would be designed with glazing bars that would replicate the windows at ground and first floor levels and the detailed design and proposed materials would be sympathetic to the character and appearance of the host building. Overall, the existing modern door to the rear have comparatively low significance as historic fabric and the replacement window would enhance the architectural significants of the host building. Thus, the changes proposed are considered acceptable and would enhance the historic integrity of the host building.

2 Final:

Internal works:

The basement level has been significantly altered in the past, with only the staircase and external walls and chimney breasts surviving. As revised the rear wall at lower-ground floor level would be retained once the modern door frame and lining are removed. Likewise, to the size of the proposed opening within the closet wing would be reduced along the flank elevation and as revised the proposed works would help to retain more of the historic fabric of the listed building

The extension and alterations at lower-ground floor level would create a kitchen, dining room and living room from the previous layout of a kitchen, lounge with a utility room towards the rear garden. The kitchen will be located in its current location and, the dining room and living room space will open up to the proposed garden extension on the right would consist of a sliding door to provide access to the existing patio area. There is a proposal to remove a modern column in the dining/lounge space and the door opening would main in situe, following the removal of the existing door. The existing bay at lower ground floor consist of a series of windows within the closet wing and the side

walls would be demolished and to create an opening from the living room into the rear infill extension. The proposed works are considered acceptable and would retain the legibility of the plan form at basement level.

The ground floor reception rooms will remain unchanged. The proposal is to connect the small room in the rear closet extension to a mezzanine within the infill extension, the proposed opening at ground floor level as revised would not have a significant impact with the loss of the buildings historic fabric. The sash window from the rear reception will remain as existing and the external brick enclosed within the extension will remain as its finish.

As revised, in terms of heritage, the interventions are minor and the only impact on original fabric is the opening up of the flank wall of the closet extension at lower ground level and ground floor levels. The form of the extension is visible and obvious by the nature of the extension. The extension aims to highlight the architectural heritage of the building by revealing and the proposed mezzanine level has been respectfully set away from the original rear elevation of the building, allowing it to be viewed, unobstructed from within the extension.

The application has been advertised in the press and site notices. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 3 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 printed name and title.

Daniel Pope
Chief Planning Officer