

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/01/2015	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/12/2015	
<b>Officer</b>				<b>Application Number(s)</b>			
Eleanor Lakew				2014/7158/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
49 Gloucester Crescent London NW1 7EG				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>							
Extend the existing paving layout to the boundary walls to the East, South and North.							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		See below					
<b>CAAC/Local groups* comments:</b> *Please Specify		No objection from Primrose Hill CAAC					

## Site Description

The application site relates to a three storey building with basement located on the corner junction of Gloucester Crescent and Oval Road. The subject building is Grade II Listed and sited within Primrose Hill Conservation Area. The surrounding area is predominately residential with three storey buildings with basements. The property is an end of terrace house and has a garden wrapping around all three elevations although the garden fronting Oval Road is negligible.

## Relevant History

Planning application and listed building consent application 2012/3627/P & 2012/3314/L were **granted** (the latter subject to enforcement) for alterations to remove and replace part of external boundary wall on Gloucester Crescent elevation, including removal of bike store and replacement of bin store to residential flats and minor internal alterations at ground and second floor levels (C3). Planning application and listed building consent, references PEX0200423 & LEX0200548, were **granted** on 19/08/2002 for the retention of trellis fence on three sections of wall on Gloucester Crescent to match existing on 50 Gloucester Crescent.

## Relevant policies

### LDF Core Strategy and Development Policies National Planning Policy Framework 2012

#### London Plan 2011

### LDF Core Strategy and Development Policies

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

### Supplementary Planning Policies

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Primrose Hill Conservation Area Appraisal and Management Strategy 2000

## Assessment

*List entry: 'Terrace of 5 houses. c1835. Yellow stock brick with rusticated stucco ground floor and plain 1st floor band. Symmetrical terrace with projecting end houses. 3 storeys and basements. 2 windows each. Plain stucco surrounds to doorways with fanlights, cornice-heads and panelled doors. Nos 2 and 10 with pilasters forming doorways and to ground floors carrying entablatures and cast-iron balconies. Nos 4-8 ground floor sashes with vermiculated keystones. Architraved sashes to upper floors; 1st floor with cornices and cast-iron window guards. End houses with stucco 2nd floor sill band continuing around the returns. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.'*

## Comments

The applicants propose to cover over one long flower bed which extends eastwards from the garden gate and then back round to the house as well as a small area of concrete that extends westwards from the gate. Although there is a presumption in favour of retention of soft planted areas for both aesthetic and environmental reasons and particularly to listed properties, there is already a good deal of the front garden laid over with York Stone and there would be very little alteration to the appearance of the garden were the proposal to go ahead. The applicants have proposed to maintain one large area of flower bed on the west end corner of the garden and to have two small flowerbeds on the inside north boundary. They also propose to insert drainage which would be covered by pea shingle to the southern boundary which would allow water run-off. It is therefore considered that the proposal is in keeping with the listed building and with the setting of the conservation area and would conform to both national and local policies and guidance. There is therefore no objection to the proposal.