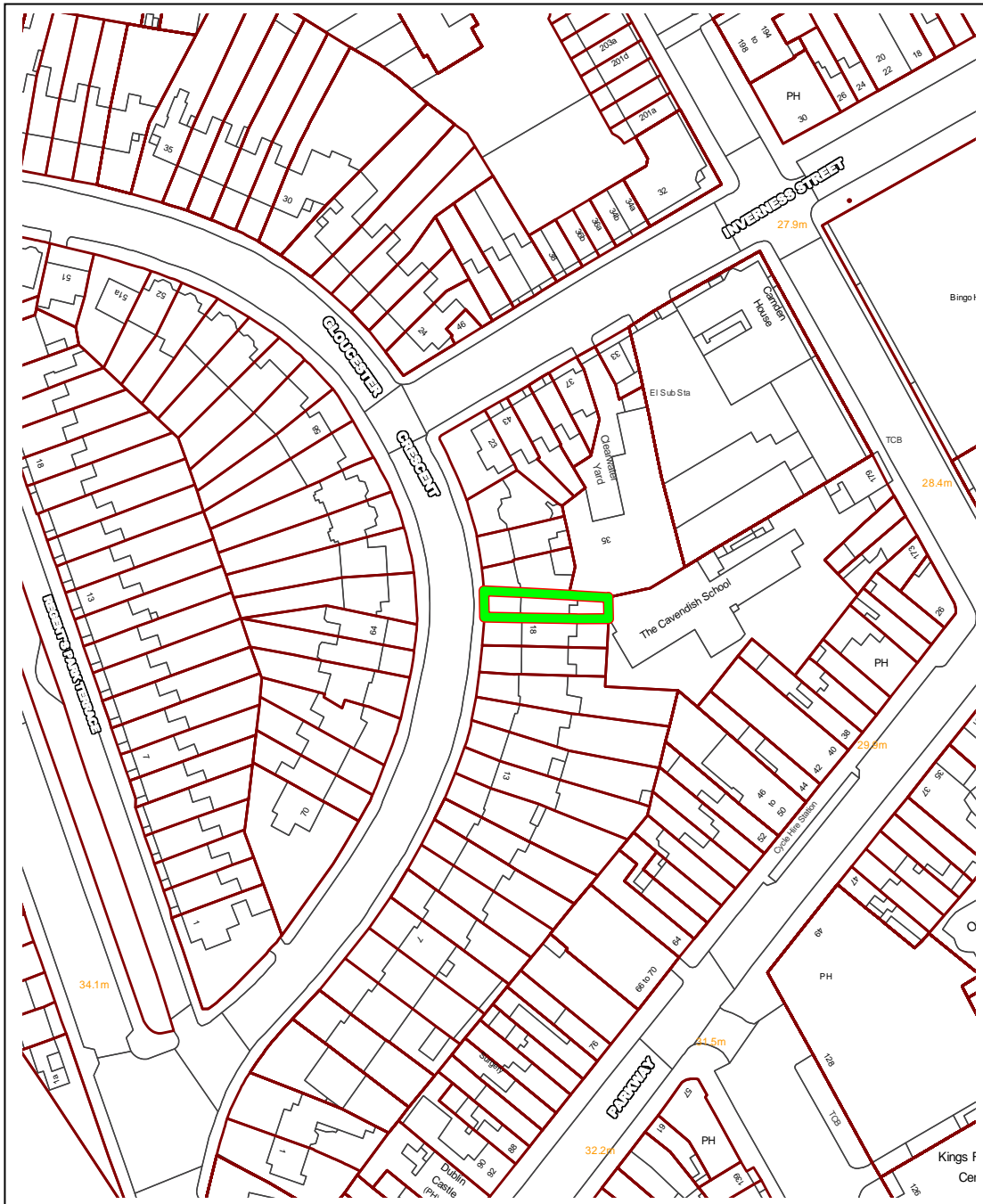


**19 Gloucester Crescent
NW1 7DS, London, 2015/1036/P and 2015/1371/L**



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view of identical dormer to adjacent property



Members Briefing		Analysis sheet		Expiry Date:		05/05/2015	
		N/A		Consultation Expiry Date:		02/04/2015	
Officer				Application Number(s)			
Tendai Mutasa				i)2015/1036/P ii)2015/1371/L			
Application Address				Drawing Numbers			
19 Gloucester Crescent London NW1 7DS				Refer to Draft Decision Notices			
PO 3/4		C&UD		Authorised Officer Signature			
Proposal(s)							
i)Erection of a rear roof dormer, re-profiling of existing tiled pitched roof, alterations to doors and window. ii) Erection of a rear roof dormer, re-profiling of existing tiled pitched roof, alterations to doors and window and internal works							
Recommendation(s):		i)Grant planning permission ii)Grant listed building consent					
Application Type:		i) Householder planning permission ii) Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	7	No. of responses	0	No. of objections	0
				No. Electronic	0		
Summary of consultation responses:		Site notice: 19/03/2015 – 09/04/2015 Press notice: 13/03/2015 – 03/04/2015 No comments received					
CAAC/Local groups comments:		Primrose Hill CAAC – Proposed dormer is not acceptable in principle as there is an unaltered roofline. <i>Officer Comment: The principle of a dormer is acceptable on the listed building as it does not cause harm to the building and similar dormers exists within the immediate surroundings. Furthermore, the dormer has been revised to include a 500mm gap from the ridge and eaves; it has also been reduced in size.</i>					

Site Description

The application site relates to a four storey Grade II Listed Building located in Gloucester Crescent. The property forms part of a group of terraces designed by Henry Bassett and built around 1840 – 1845. The distinguishable aspect of the design is its tower with open loggia. The building is in use as a single family dwelling.

The property sits within the Primrose Hill Conservation Area and is also the subject of an Article 4 Directive.

Relevant History

2014/3296/L - 19 Gloucester Crescent London - Internal alteration for underpin and water proof coal cellar and dropping the floor level.

2014/2874/P - 19 Gloucester Crescent London - Underpin and water proof coal cellar and dropping the floor level. - Granted 2014

J11/11/16/6974 - 19 Gloucester Crescent, Camden, - Use, for a limited period, of rear basement room at 19 Gloucester Crescent, Camden, for the purposes of a play group. – Granted 1969

Relevant policies

National Planning Policy Framework (2012)

The London Plan March (2015), consolidated with alterations since 2011

LDF Core Strategy and Development Policies (2010)

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2014

CPG1 (Design)

CPG6 (Amenity)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. Proposal

1.1 Planning permission and listed building consent is sought for the following:

- Erection of a rear dormer. The dormer would comprise a single window and measure 2.9m wide by 1.6m high and would project 3m.
- Replacement of lower ground floor front window with a traditional sash.
- Re-profiling of existing tiled pitched roof above rear bedroom to the third floor to accommodate new dormer roof and dormer window as stated above.
- Alterations to rear bedroom partitions
- New structural opening to partition between the living area and lounge to the lower ground and increasing the width of existing structural opening to the rear external wall facing the garden to accommodate new double doors including removal of structural nib to rear wall and further alterations required.
- New structural opening to existing partition between the existing front bedroom and bathroom on the first floor.
- New structural opening to existing partition between the existing front bedroom and rear bedroom and new services related to the proposed ensuite bathroom to replace the existing rear bedroom on first floor.
- Alterations to existing bathroom partitions and entrance to second floor.
- Alterations required for new services to 5.No bathrooms and 1.no kitchen

1.2 Revised plans

1.3 Concerns have been raised by the CAAC regarding the impact that the proposed rear dormer extension may have on the integrity of the listed building. In response, the dormer has been revised so that it is reduced in size following these comments. The dormer now complies with planning policy and guidance and also matches the size and location of a dormer on the rear roof slope of an identical building at adjacent property.

1.4 The applicant has submitted revised drawings and as such has fulfilled this objection.

2.0 Main planning issues

2.1 The main issues for consideration are the impact of the proposal on the character and appearance of the listed building, the terrace of which it forms part and the conservation area generally, as well as its impact on the amenity of neighbours.

3.0 Design and conservation

3.1 The proposals include replacing a window on the lower ground floor at the front of the building. This would not negatively affect the tower with open loggia at the front elevation of the property, which is the main feature of interest of the listed building. The proposed replacement window on the lower ground floor front elevation and timber framed painted doors at the rear are not considered to detrimentally impact the design of the listed building. The replacement window would be timber sash, traditional to the surrounding Conservation area and is considered acceptable.

3.2 The proposed rear dormer is modest in size, positioned centrally on the roof slope, set a minimum 500mm below the ridgeline and generally in context with the character of the location. The dormer is not considered to compromise or overwhelm the roof integrity maintaining the existing roof form.

3.3 The proposed scheme has been carefully conceived in close consultation with Camden conservation officers at pre-application and application stage. The level of detail, for example, has been examined and assessed to ensure that all of the new pipe work will respect the character of the building and would not compromise its structural integrity. Existing unattractive service mounted pipe routes would be removed, and all new routes would be concealed from view whilst allowing the building to be upgraded to modern day living accommodation.

3.4 The proposed additions to the rear roof slope undoubtedly alters the character of the rear roof slope, however on balance, the surrounding location has witnessed similar extensions and the proposed alterations are considered to be an established form of design in the Conservation Area. Following revisions, the roof alterations proposed have been sensitively designed to accord with planning policy and maintain a semblance of the existing roof slope.

Internal Alterations

3.5 Following consultation, comments have been received from the Council's design and conservation officer, based on these comments it is considered that the proposed internal alterations are acceptable. Although the inside of the building is not considered to be of significant interest to the special character of the listed building, the proposals have been sympathetically designed to respect and not cause harm to the historical fabric of the building and therefore there are no concerns regarding the proposed changes to the internal layout of the building.

4.0 Amenity

4.1 Given the distance and siting, the proposed dormer would not result in direct overlooking of neighbouring rooms, no new openings are proposed to the side elevations of the building.

4.2 The proposed widening of doors and replacement windows will not add to any overlooking issues than what already exists. Therefore, no impact in terms of loss of privacy would occur.

6.0 Recommendation

6.1 Overall, the development is considered to be acceptable in general design and amenity terms. It is recommended that the applications be granted permission.

DISCLAIMER

Decision route to be decided by nominated members on 3rd August 2015. For further information please go to www.camden.gov.uk and search for 'Members Briefing'

Mr Joe Hutton
JUB studio
122 Church Walk
London
N16 8QW

Application Ref: **2015/1036/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

29 July 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**19 Gloucester Crescent
London
NW1 7DS**

DECISION

Proposal:

Erection of a rear dormer, re-profiling of existing tiled pitched roof, alterations to doors and window to elevations.

Drawing Nos: 0043-A-GA-01, 0043-A-GA-02, 0043-A-GA-03, 0043-A-GA-04, 0043-A-GA-05, 0043-A-GA-06, 0043-A-GA-07, 0043-A-GA-08, 0043-A-GA-09, 0043-A-GA-10, 0043-A-GA-11, 0043-A-GA-12, 0043-A-GA-13, 0043-A-GA-14, 0043-A-GA-15, 0043-A-GA-16, 0043-A-GA-17, 0043-A-GA-18, 0043-A-GA-19, 0043-A-GA-20, Design and access statement by JUB Studio dated February 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans :0043-A-GA-01, 0043-A-GA-02, 0043-A-GA-03, 0043-A-GA-04, 0043-A-GA-05, 0043-A-GA-06, 0043-A-GA-07, 0043-A-GA-08, 0043-A-GA-09, 0043-A-GA-10, 0043-A-GA-11, 0043-A-GA-12, 0043-A-GA-13, 0043-A-GA-14, 0043-A-GA-15, 0043-A-GA-16, 0043-A-GA-17, 0043-A-GA-18, 0043-A-GA-19, 0043-A-GA-20, Design and access statement by JUB Studio dated February 2015

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building

Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

JUB studio
122 Church Walk
London
N16 8QWApplication Ref: **2015/1371/L**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

29 July 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
**19 Gloucester Crescent
London
NW1 7DS****DECISION**Proposal:
Erection of a dormer, re-profiling of existing tiled pitched roof, alterations to doors and window and internal works.

Drawing Nos: :0043-A-GA-01, 0043-A-GA-02, 0043-A-GA-03, 0043-A-GA-04, 0043-A-GA-05, 0043-A-GA-06, 0043-A-GA-07, 0043-A-GA-08, 0043-A-GA-09, 0043-A-GA-10, 0043-A-GA-11, 0043-A-GA-12, 0043-A-GA-13, 0043-A-GA-14, 0043-A-GA-15, 0043-A-GA-16, 0043-A-GA-17, 0043-A-GA-18, 0043-A-GA-19, 0043-A-GA-20, Design and access statement by JUB Studio dated February 2015

The Council has considered your application and decided to grant 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 works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DECISION