

Mr Robert Filmer
Maylands Consulting
Milroy House Sayers
Tenterden
Kent
TN30 6BW

Application Ref: **2015/6727/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Gloucester Crescent
London
NW1 7DL

Proposal:
Removal and reinstatement of front wall and gate.
Drawing Nos: MC15072-001 and 007; Arboricultural Impact Assessment & Tree Protection Plan from Gifford Tree Service (15/02/2016); Method Statement (January 2016); Design & Heritage Statements (both dated November 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: MC15072-001 and 007; Arboricultural Impact Assessment & Tree Protection Plan from Gifford Tree Service (15/02/2016); Method Statement (January 2016); Design & Heritage Statements (both dated November 2015).

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

Informative(s):

- 1 Reasons for granting permission:

The principal consideration material to the determination of this application is the impact of the proposal on the character and appearance of the host building, wider streetscape and Primrose Hill conservation area.

The proposals seek to take down an existing front garden wall which has become unstable, and remove the existing front gate and frame, before rebuilding the wall and reinstating the gate & frame, all to match the existing in terms of size, form, colour, appearance, depth of foundation, and materials used.

The brick wall (including the section of saltire crosses, mouldings, pillars and capping), gate and frame would be carefully taken down by hand with all materials being cleaned and re-used where possible. Any short-fall of bricks or other materials would be replaced to match the existing. The brick coursing and bonding would also match the existing.

No works to the two existing London Plane trees that are positioned inside the front garden and immediately next to the front boundary wall are proposed. These trees both have Tree Preservation Orders placed upon them and the proposed works to the front boundary wall and gate would be carried out using tree protection measures agreed as part of this application to ensure that the trees and root systems remain undamaged and fully protected throughout the whole process.

It is therefore considered that the proposals would not harm the character or appearance of the host building, streetscene or the Primrose Hill conservation area, and as such, the proposals are in accordance with Council policies and guidelines, and are acceptable.

There are also no amenity concerns as a result of these proposals in terms of loss of privacy, overlooking or loss of light as the works would involve no change to the front boundary in terms of height or position of the wall, gate or frame.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and also of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

- 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 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).
- 4 The owners are strongly encouraged to take this opportunity to voluntarily restore the wall to the form that existed in 1972 (as shown and made available on the Council's website) which would be more in keeping with the special character and appearance of this Grade II listed building and the wider Crescent within the Primrose Hill Conservation Area. This includes stucco style detailing, a saltire section with narrower crosses, and different upper and lower mouldings. Should

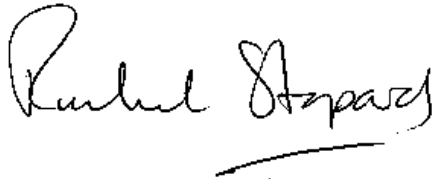
the applicant wish to do this, then please contact the Council via the case officer on the number above as soon as possible so that any amendments can be agreed.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment