

Mr Robert Filmer  
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Milroy House Sayers  
Tenterden  
Kent  
TN30 6BW

Application Ref: **2015/7217/L**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

4 April 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Gloucester Crescent**  
**London**  
**NW1 7DL**

Proposal:  
Alterations in connection with the 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 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 All new external works and finishes, and works of making good to the retained



fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building 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 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the special architectural or historic interest of the listed building.

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.

It is therefore considered that the proposals would preserve the special architectural and historic interest of the listed building and would not harm the character and appearance of the Primrose Hill conservation area, and as such, the proposals are in accordance with Council policies and guidelines, and are acceptable.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

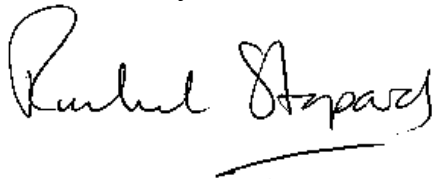
As such, the proposal is in general accordance with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010, and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 2 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.

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