

Mr Brian O'reilly
Brian O'reilly Architects
The Studio, 31 Oval Road
Camden
NW1 7EA

Application Ref: **2016/6920/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

3 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
57 Gloucester Crescent
London
NW1 7EG

Proposal: Erection of new single storey rear extension at lower ground floor level to replace the existing rear conservatory, alterations to the internal layout at lower ground floor level and installation of higher quality fittings and services.

Drawing Nos: SK/1701/01; 425-102-E; 425-101-E; 425-200-E; 425-300-E; 425-103-E; 425-200-P; 425-300-P; 425-101-P; 425-102-P; Method Statement and Specification for Doors, Architraves and Skirtings; Method Statement and Specification for Cornice; Method Statement and Specification for Plaster, Lathe and Plaster; and Proposed Finishes 18.01.17.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new fireplaces at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informatives:

- 1 Reasons for granting listed building consent:

It is proposed to erect an extension to the rear of the house to replace the existing conservatory. The extension would be clad in high quality burnt cedar wood with a refined fenestration pattern which relates to the main rear elevation of the host building. It will not harm the special interest of the listed building and conserve the character and appearance of the Conservation Area.

The reconfiguration of the lower-ground floor layout involving the relocation of the kitchen to the front of the house is acceptable as it will not involve the loss of any historic fabric and will not damage the plan form at this level.

The intention of the project is to upgrade the house with higher quality fittings and services, such as in the kitchens and bathrooms, and install new fittings and fixtures of a reversible nature. All removed joinery will be reinstated in an authentic pattern. The applicant wishes to install fireplaces (only one survives in the front upper ground floor room), which will be controlled by condition.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

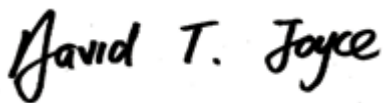
The proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Planning and Regeneration