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5 Bolton Street  
London  
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Application Ref: **2017/1989/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

1 November 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 Gloucester Gate**  
**London**  
**NW1 4HG**

Proposal:

Variation of condition 2 (approved plans) of listed building consent 2016/4064/L dated 19/12/2016 to alter the plan of the second floor bedroom by removing the partition wall separating the existing dressing room, and reinstating a doorway from the second floor stair landing.

Drawing Nos:

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of listed building consent 2015/4553/P dated 01/12/16.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 For the purposes of this decision, condition no.2 of listed building consent 2016/4064/L shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

00\_00; 11\_00; 11\_01; P\_11\_02\_04; 11\_03; 11\_04; 11\_05; 12\_00; 12\_01; 14\_00; 14\_01; 14\_02; 16\_01; 16\_02; 16\_03; 17\_01; 17\_02; 21\_01; 18\_00\_01; 18\_00\_02; 18\_00\_03; 18\_00\_04; 18\_01\_01; 18\_01\_02; 18\_01\_03; 18\_01\_04; 18\_02\_01\_04; 18\_02\_02; P\_18\_02\_03\_03; 18\_02\_01\_04; 18\_03\_01; 18\_03\_02; 18\_03\_03; 18\_03\_04; 18\_03\_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

Reason:

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

- 3 All new partitions shall be scribed around the existing ornamental mouldings.

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 All new external and internal 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. This includes lath and plaster walls and ceilings.

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.

- 5 Discharged 21/06/2017 (ref: (2017/2390/L) and 01/11/2017 (ref: 2017/4187/L)

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

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, of all new window and door openings. at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
- d) Details of any works of alteration or upgrading not included on the approved Executive Director Supporting Communities
- e) Detailed section of the new staircase balustrade and newel post.
- f) Section or samples of any new plasterwork or joinery per floor including associated floor plan.

The relevant works shall then be carried in accordance with the approved details. The units shall not be occupied until the works have been completed in full and inspected by the planning authority

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.

- 6 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

Informative(s):

- 1 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.
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/cont-act-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 Consent is sought to vary the drawing numbers to show a change to the internal layout. The change would remove a wall dividing the front room at second floor. This is likely to be an historic layout however many building of the same age and status do not have walls in the current position and the existing layout still recognised and appreciated through the retention of the down stand beam and cornice. A door to the room which is currently blocked would also be reopened allowing greater ability to understand the historic plan form.

The site's planning history has been taken into account when making this decision.

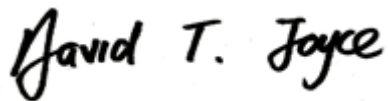
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning