

Application ref: 2017/6816/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 13 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE
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atomikarchitecture
26 Shacklewell Lane
London
E8 2EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24 Gloucester Crescent
London
NW1 7DL

Proposal:
Amalgamation of ground floor flat (studio) with flat (3 bedroom) at first, second and third floor levels (Use Class C3)
Drawing Nos: AP01 and Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: AP01 and Design and Access Statement.

Reason:

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

Informative(s):

1 Reasons for granting permission:

The application property is a Grade II listed building dating from the late 19 century and has been split into three flats within the 60s. The property is situated within Primrose Hill Conservation Area.

The proposals seek to reinstate the original 1940s ground floor layout by removing the internal partitions which were erected in the 1960s to reconnect the ground floor flat with the upper floors to create two self-contained flats. Whilst the proposed changes would result in the loss of one unit (a studio flat on the ground floor) there will be no net loss of floor space or bedrooms, therefore the loss of one unit would be considered acceptable and would be in accordance with Policy H3. In addition no external changes are proposed, all works would be internally based so therefore no impact would be had on the street scene or the neighbouring amenity.

The proposal was advertised by placement of a press and site notice by which no responses were received. The site's planning history has been taken into account when making this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) 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 policies D1, D2, H1 and H3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

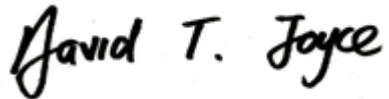
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning