

Mr Jon Bolter
Rees Bolter Architects
New North House
202 New North Road
London
N1 7BJ

Application Ref: **2018/0481/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

1 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Gloucester Crescent
London
NW1 7DL

Proposal:
Structural repairs.

Drawing Nos: Application form, 628_01 Location plan, Heritage Statement, Design and Access Statement Revised, 628_02 Key plans, 26761_SK01_Ver1-Structural Repairs.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 628_01 Location plan, Heritage



Statement, Design and Access Statement Revised, 628_02 Key plans, 26761_SK01_Ver1-Structural Repairs.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 38 Gloucester Crescent is a grade II listed building within the Primrose Hill conservation Area. The building was built circa 1850 and forms part of a terrace of six. The building is set over four floors with a basement. Construction is from yellow London stock bricks, the basement and ground floors are stucco. The building is currently a single family dwelling.

At second floor level the rear room is used as a bathroom. Over time a leak has damaged the floor joists and lintel and the ceiling of the floor below. The proposals are to repair the damage, to ensure the building is structurally sound and to prevent any further damage. The repair works are to be carried out on a 'like for like' basis with minimum removal of historic fabric. The joists and lintel will be replaced with timber and the ceiling will be repaired using lathe and plaster. This will ensure the special interest of the building is not harmed or compromised.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, an objection was received from the Primrose Hill CAAC. All objections have been addressed within the revised drawings. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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

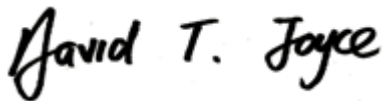
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 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.

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