

Application ref: 2018/5683/L
Contact: Jonathan McClue
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Date: 14 May 2019

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**34 Gloucester Crescent
London
NW1 7DL**

Proposal: Internal alterations to the listed building, replacement rear dormer window (second floor level) and minor localised repairs to existing slate roof in association with conversion of a two bedroom self-contained residential unit into two new self-contained studio units.

Drawing Nos: 1264-PL-01 Rev G; 1264-PL-03 Rev A; 1264-EX-01; 1264-EX-02 Rev E; 1264-EX-03 Rev G; HERITAGE STATEMENT dated JANUARY 2019 and DESIGN & ACCESS STATEMENT dated JANUARY 2019.

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: 1264-PL-01 Rev G; 1264-PL-03 Rev A; 1264-EX-01; 1264-EX-02 Rev E; 1264-EX-03 Rev G; HERITAGE STATEMENT dated JANUARY 2019 and DESIGN & ACCESS STATEMENT dated JANUARY 2019.

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 Reasons for granting listed building consent.

The application site comprises a mid-terrace residential property (subdivided into flats) arranged over four storeys (with a lower ground floor), situated on the northern side of Gloucester Crescent. This application relates to the second and third floor levels only. The building is grade II listed and sits within the Primrose Hill Conservation Area.

Listed building consent is sought for external and internal works in association with the conversion of the one bedroom maisonette into two self-contained studio units. The external works include localised repair works to the existing slate roof, by replacing damaged slates with new slates to match the existing, and the removal of a non-original box sash to be replaced with a new full width single glazed timber vertically sliding box sash window within the original dormer (third floor level). Various internal works are proposed to restore the building's plan form and original features, including the fixing of non-original doors, servicing and the removal of non-original bathroom partitions.

Overall, the proposed conversion of the building and works are considered to result in heritage benefits and would be the best conversion/occupation option in heritage terms. The proposal allows the non-original sub-division of the rear room at third floor level can be omitted to create a bathroom, and enable the rear room to be better appreciated in its original form. The building services can be designed so they are concealed and have a minimal visual and physical impact on the existing building fabric. The details of the proposal have been sensitively designed with the Council's Principal Heritage Officer, to ensure that units would have the least impact on the building fabric. New fittings would be freestanding and connected to existing services, existing historic features are retained and the new layout and formation of the flats is respectful of the 'special character' of the building.

The external works proposed include the replacement of a non-original rear

dormer window, with a more sympathetic addition, and repairs to the roof.

The internal and external works are considered to enhance the character and appearance of the listed building and the conservation area. The proposed changes would be considered to help secure a more optimal viable use of the listed building in heritage terms.

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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer