

2019/2494/P & 2019/2571/L  
13 Gloucester Crescent



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PHOTOS



Photo 1 – aerial view (application site marked)



Photo 2 – rear elevation



Photo 3 – view looking northwards to rear elevations of neighbouring properties

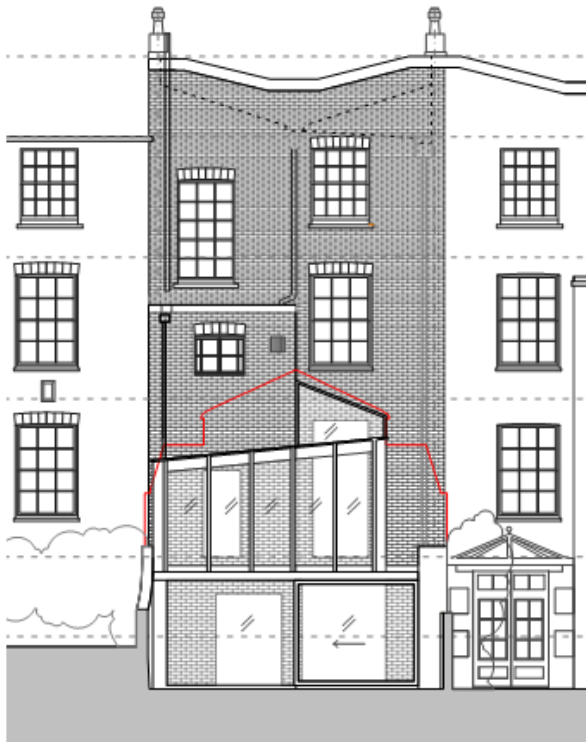


Photo 4 – proposed rear elevation showing red line of existing





Photo 5 – Proposed CGI



Photo 6 – front elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>08/07/2019</b>
<b>(Members' Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>16/06/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			1. 2019/2494/P 2. 2019/2571/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Gloucester Crescent London NW1 7DS			See Draft Decision Notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1. Erection of replacement two storey rear extension with part-basement level following demolition of existing extension; alterations to front elevation.  2. Erection of replacement two storey rear extension with part-basement level following demolition of existing extension; alterations to front elevation; internal alterations at lower ground, first and second floor levels				
<b>Recommendation(s):</b>		1. Grant Conditional Planning Permission 2. Grant Conditional Listed Building Consent		
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<ul style="list-style-type: none"> <li>Two site notices were displayed on 22/05/2019 (expiry 15/06/2019)</li> <li>A press advert was published on 23/05/2019</li> </ul> <p>No responses received.</p>			
<b>CAAC/Local groups* comments:</b>	<p><u>Primrose Hill CAAC made the following comments and objections:</u></p> <ul style="list-style-type: none"> <li>We do not object in principle to the basement, which is modest in scale and does not harm the special significance of the Listed Building, including the hierarchy of spaces.</li> <li>We acknowledge that the existing conservatory is inappropriate to the Listed Building in its dominance, vertical bulk, and clumsy forms and detailing. We also understand what we take to be the theory of the proposed replacement – which breaks down the bulk into 3 distinct volumes, which could be seen to allow the form of the original houses to appear through the new glazed additions.</li> <li>We object to the current proposed replacement extension on 3 main grounds. The framing to the lower level, which will be clearly visible, is disproportionate both to the scale of the Listed house, and to the upper level of the conservatory. We recognize that there needs to be a balance between transparency and the enclosing structure, but this, we advise, is not appropriate.</li> <li>We also object to the mono-pitch roofed block which ‘leans-to’ against the original masonry rear addition. This adds complexity to the forms, which detracts from the clear visibility of the rear profile of the Listed house.</li> <li>We also object to the introduction of what appears to be a solid wall to the flank of the upper level volume facing no. 14. This introduces a solid form which conflicts with the transparency of the proposed glazed volumes. Other means of preventing overlooking more consistent with the framed form of the rest of the enclosure could be found.</li> </ul> <p><i>Officer response: the replacement extension is considered to be of a high quality, sensitive and lightweight design and the massing would reduce the impact on the rear elevation compared to the existing. No harm to the significance of the listed building is therefore identified. See design section for more comments.</i></p>			

## Site Description

The application site comprises a four storey mid-terrace building with a private rear garden. It was constructed in the 1840s in the Italianate style, one of a curved terrace of 20 Grade II listed buildings. The property is in residential use (Class C3) as a single family dwelling house.

The building is Grade II listed and situated in the Primrose Hill Conservation Area.

## Relevant History

**2017/5613/P** - Retention of two storey rear conservatory extension. Certificate of Lawfulness (Existing) Granted 13/11/2017. Officer report reads:

- *The evidence submitted demonstrates on the balance of probability that the two storey rear conservatory extension at the site was built prior to the 1998 Statutory Listing and has existing on the site for more than 4 years. It is therefore considered that the extension is lawful.*

**CTP/J11/11/7/32879/R** - The enlargement of the existing rear extension. Refused 27/11/1981 on the grounds that:

- Obstruct light to adjoining properties to the detriment of their amenities
- Total floorspace of the building, following the proposed extension, would be excessive in relation to the site and character of area generally

**CTP/J11/11/7/33365** - Alterations and enlargement of existing rear extension - Granted 11/01/1982 (refers to single storey extension rather than existing conservatory)

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### *New London Plan (2019)*

### Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development

A5 – Basement

D1 - Design

D2 – Heritage

### Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

CPG Altering and extending your home (2019)

CPG Basements (2018)

### Primrose Hill Conservation Area Appraisal and Management Strategy 2000



## Assessment

### 1. Proposal

1.1. The applicant seeks planning permission for the following works:

- Erection of replacement two storey glazed rear extension of reduced overall massing;
- Excavation of part-basement (26 sqm) underneath new extension and outside footprint of host building;
- Restoration of front stucco and replacement of plastic downpipe with cast iron version.

1.2. In addition to the above, the applicant seeks listed building consent for:

- Internal alterations at basement, first and second floor levels

1.3. During the course of the application, the following revisions have been negotiated

- Roof lights have been removed from the scheme as they would have resulted in harm to rafters and ceilings.
- Removal of internal service riser and extraction associated with first floor bathroom and reversion to servicing externally via front downpipe and natural ventilation via windows.

### 2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity of neighbouring occupiers

2.2. The statutory provisions principally relevant to the determination of these applications are Section 16 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3. Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.4. Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.5. The NPPF terms listed buildings designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

### 3. Design and Heritage

3.1. The building is a Grade II listed building located in the Primrose Hill Conservation Area. The building forms part of a wider terrace, with the rear elevations visible in private views from the rear

windows of properties on Parkway.

- 3.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, D2 additionally states that the Council will only grant consent for alterations or extensions to a listed building where it considers this would not cause harm to the special interest of the building; and will not permit development that it considers would cause harm to the setting of a listed building.
- 3.3. The Council's design guidance (CPG Design) states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
  - original layout of rooms;
  - structural integrity; and
  - character and appearance

#### Listed Building

- 3.4. The house's significance lies principally in its being part of a curved terrace of 20 Italianate houses of 1840-45, which, while individually different, are harmonious in style. A continuous second-floor cornice unites them. In addition, the house retains a large amount of historic fabric and much of its original plan form, which illustrates characteristic spatial hierarchy. The existing rear extension is not considered to contribute to the house's special interest.

#### *Erection of replacement rear extension*

- 3.5. The property already benefits from a two storey timber-framed glazed extension. The proposed extension has been sized within the envelope of the existing structure and would not increase its footprint. Although the maximum height would remain the same as existing, overall the new extension would have less massing at first floor level as it would replace a tall pitched element with a lower gentle mono-pitched roof. The massing would also be pulled in from the north boundary with no. 14 Gloucester Crescent.
- 3.6. In terms of materiality, the new extension would use a similar palette to existing: glazing with a timber frame, albeit in a more contemporary way. The design is high quality and well considered and would be an enhancement to the rear elevation compared to the existing structure.

#### *Basement excavation*

- 3.7. The new basement level would be located underneath the footprint of the new rear extension only and not underneath the original part of the building. Whilst it is not traditional for a basement to extend beyond the rear wall, the fact that there are no external manifestations would prevent it from being read as a basement from outside the building.
- 3.8. The stair leading from lower ground floor to the basement is located in the new extension and therefore preserves the original layout or spatial hierarchy of the house.

#### *Front alterations*

3.9. The only work proposed to the front façade consists of stucco repair work in matching materials and the replacement of a plastic downpipe with a more traditional cast iron version. These alterations would enhance the appearance of the property and are a welcomed heritage benefit.

#### *Internal alterations*

3.10. Internally, a modest amount of partition alteration will take place at basement, first and second floor levels.

3.11. In the basement, modern partitions would be removed. An existing door in the spine wall would be enlarged, but is having a nib rebuilt on one side to re-establish plan form. A bathroom in the closet wing is reduced in size. A kitchen is installed in the basement. No ventilation ducting is indicated on the drawings so none is consented.

3.12. The ground-floor principal rooms will remain unaltered.

3.13. On the first floor, a traditional double doorway would be opened between the front and back room. A bathroom would be inserted in the side room while a bathtub would be reversibly installed on a plinth in the front room. A bathroom in the closet wing would be removed. The architect has confirmed that the bathrooms would be ventilated via the fenestration so there is no requirement for ducts.

3.14. At second-floor level, a non-original doorway would be blocked while non-original walls would be removed. The existing second-floor bathroom would be reorganised.

3.15. New plumbing would travel around the house either within solid floors in the basement or above the floors in boxing on other levels. A proposal to create a new riser through the front rooms of the house to accommodate the new plumbing has been modified so that an existing external drainpipe can be used. The plastic downpipe to the front of the property would be replaced with a more traditional and sensitive cast-iron one.

3.16 Overall, the proposal would remove poor quality additions and several internal interventions, whilst preserving the elements of significance. The new interventions to the building would result in several benefits and enhancements to the significance of the listed building, and introduce sensitive additions overall enhancing the significance of the listed building.

#### Conservation Area

3.17 The house stands in the Primrose Hill Conservation Area. The significance of this part of the conservation area derives from the imposing Italianate design of the houses' facades and their overall consistency of form and detail.

3.18 The existing rear extension does not contribute positively to the character and appearance of the conservation area. The proposal is considered to be an improvement in scale and design. It is not visible from public views. The proposal would make several changes to the exterior of the building, all of which would, overall, improve the appearance of the building within its setting and the wider conservation area. The alterations would therefore enhance the significance of the conservation area.

#### **4. Basement considerations**

4.1. It is proposed to excavate a single storey basement outside the footprint of the host building and underneath the replacement extension at ground floor level. It would provide an additional 26 sqm of residential floorspace and accommodate a workshop, utility room and WC, rooms that do not

require natural daylight as there would be no external manifestations i.e. lightwells.

4.2. The proposed basement would be fully compliant with the criteria set out in policy A5. As described by CPG Basements, the site is a sloping site and as such, the bottom floor is conceived as a lower ground floor level rather than a basement. The depth of the basement would project approx. 5m from the rear elevation compared with the 10m depth of the host building. It would occupy around 21% of the rear garden and not result in the loss of any trees or areas of soft landscaping. It would be set away from the boundaries of neighbouring properties.

4.3. A Basement Impact Assessment (BIA) was submitted with the application, which has been through a full and satisfactory independent audit by Campbell Reith. The following conclusions are provided in the final audit report:

- The BIA has been prepared individuals who possess suitable qualifications.
- A site investigation has confirmed the ground conditions to comprise Made Ground over London Clay. The proposed basement shall be founded within the London Clay.
- Perched groundwater is likely to be encountered during construction and suitable mitigation should be considered to ensure stability. There will be no impact to the wider hydrogeological environment.
- The basement will be constructed utilising an underpinning methodology utilising temporary and permanent props.
- It is stated that the proposed development will not cause more than Category 1 (Very Slight) damage to the host and neighbouring structures, in accordance with the Burland Scale.
- An outline structural monitoring strategy has been presented.
- The proposal does not increase the impermeable surface area and there will be no impact to the wider hydrological environment. The site area is at very low risk of flooding.
- An outline construction programme has been presented.

4.4. Two basement-related conditions will be attached, the first of which requires details of an engineer with appropriate qualifications to be provided and approved in writing; and the second that requires the development to be carried out in accordance with the approved BIA.

## **5. Amenity of neighbouring occupiers**

5.1. Given the presence of the existing extension, which the replacement would not exceed the footprint or height, there would be no additional amenity implications for neighbouring occupiers.

5.2. As the basement excavation is relatively minor, the Council's Transport officer has not requested a Construction Management Plan or Highways contribution in this instance.

## **6. Recommendation**

1. Grant Planning Permission subject to conditions
2. Grant Listed Building Consent subject to conditions

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday***

**25<sup>th</sup> November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Application ref: 2019/2494/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 19 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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MS-DA  
Hackney Downs Studios  
South Yellow Hall  
Amhurst Terrace  
London  
E8 2BT  
UK

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**13 Gloucester Crescent**  
**London**  
**NW1 7DS**

# DECISION

Proposal:

Erection of replacement two storey rear extension with basement level following demolition of existing extension; alterations to front elevation.

Drawing Nos: 120; 121; 122; 123; 124; 125; 126; 127; 220 (Rev P3); 221 (Rev P3); 222 (Rev P3); 223 (Rev P3); 224 (Rev P3); 225 (Rev P3); 226 (Rev P3); 227 (Rev P3); 228 (Rev P3); Design and Access statement (dated November 2018); Heritage Statement and Impact Assessment; Basement Impact Assessment prepared by Southern Testing Environmental and Geotechnical Consultants (Reference J13965-3, dated 18th October 2019)

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 120; 121; 122; 123; 124; 125; 126; 127; 220 (Rev P3); 221 (Rev P3); 222 (Rev P3); 223 (Rev P3); 224 (Rev P3); 225 (Rev P3); 226 (Rev P3); 227 (Rev P3); 228 (Rev P3); Design and Access statement (dated November 2018); Heritage Statement and Impact Assessment; Basement Impact Assessment prepared by Southern Testing Environmental and Geotechnical Consultants (Reference J13965-3, dated 18th October 2019)

Reason:

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be carried out strictly in accordance with the BIA compiled by Southern Testing Environmental and Geotechnical Consultants (dated 18th October 2019) and the recommendation in the Campbell Reith Audit dated October 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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

Director of Regeneration and Planning

MS-DA  
Hackney Downs Studios  
South Yellow Hall  
Amhurst Terrace  
London  
E8 2BT  
UK

Application Ref: **2019/2571/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

20 November 2019

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**13 Gloucester Crescent**  
**London**  
**NW1 7DS**

**DECISION**

#### Proposal:

Erection of replacement two storey rear extension with basement level following demolition of existing extension; alterations to front elevation; internal alterations at lower ground, first and second floor levels.

Drawing Nos: 120; 121; 122; 123; 124; 125; 126; 127; 220 (Rev P3); 221 (Rev P3); 222 (Rev P3); 223 (Rev P3); 224 (Rev P3); 225 (Rev P3); 226 (Rev P3); 227 (Rev P3); 228 (Rev P3); Design and Access statement (dated November 2018); Heritage Statement and Impact Assessment; Basement Impact Assessment prepared by Southern Testing Environmental and Geotechnical Consultants (Reference J13965-3, dated 18th October 2019)

The Council has considered your application and decided to grant 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

Executive Director Supporting Communities



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: 120; 121; 122; 123; 124; 125; 126; 127; 220 (Rev P3); 221 (Rev P3); 222 (Rev P3); 223 (Rev P3); 224 (Rev P3); 225 (Rev P3); 226 (Rev P3); 227 (Rev P3); 228 (Rev P3); Design and Access statement (dated November 2018); Heritage Statement and Impact Assessment; Basement Impact Assessment prepared by Southern Testing Environmental and Geotechnical Consultants (Reference J13965-3, dated 18th October 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 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
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Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**