

Application ref: 2020/0504/L
Contact: Rose Todd
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Date: 16 March 2020

Development Management
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JLL
40 Bank Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42-43
Gloucester Crescent
London
NW1 7PE

Proposal:

Remove existing asphalt and felt roof coverings to flat roof over the link building and central flat roof to the rotunda building. Install a Triflex ProTect cold applied liquid waterproofing system. Overhaul and refurbish central downpipes to the rotunda flat roof and outlets at flat roof level.

Drawing Nos: Location plan
Site location plan
Existing roof plan - EX-01
Proposed roof plan - P-01
Design and Access and Heritage Statement
Photographic Condition Assessment
Triflex ProTect Warm Project specification proposal - Roof 1
Triflex ProTect Warm Project specification proposal - The Rotunda

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:

Location plan

Site location plan

Existing roof plan - EX-01

Proposed roof plan - P-01

Design and Access and Heritage Statement

Photographic Condition Assessment

Triflex ProTect Warm Project specification proposal - Roof 1

Triflex ProTect Warm Project specification proposal - The Rotunda

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.

- 4 All existing roof slates are to be salvaged and where possible reused in the restoration of the sloping section of the roof. Should there be a shortfall in reuseable roof slates then new Welsh slate to match existing are to be used and laid to match the existing pattern.

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 (delegated):

42-43 Gloucester Crescent dates from 1852. The 5 storey circular plan building is by Thomas and William Piper for piano manufacturers Messrs Collard and Collard, a well-known long standing local firm who had patented a form of upright piano in 1811.

The building is in English bond yellow stock brick with a shallow-pitched Welsh

slate roof with flat central section. 41a is linked to Nos 42-43 adjacent and has a flat roof currently occupied by an array of photovoltaic panels. The buildings are listed Grade II.

Both buildings currently have existing modern asphalt and liquid coating to the flat sections of roof which due to their age now allow water ingress. The proposal is to remove the existing roof covering to these flat sections, lay new insulation and install a Triflex ProTect cold applied liquid system roof covering. At the same time the slate section of the roof will be restored, lead flashings to the glazed roof lights renewed and the downpipes draining water off the flat section of Nos 42-43 overhauled. The photovoltaic panels will be reinstated once the work is completed.

The application has been advertised in the press and by means of a site notice. The Primrose Hill Conservation Area Advisor Committee responded but did not object to the proposal.

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.

- 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.
- 5 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.

- 6 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)

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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



Daniel Pope
Chief Planning Officer