

London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

21st August 2020

Re: 14 Gloucester Crescent, London, NW1 7DS.
Listed Building Grade II

Application for Listed Building Consent for minor first floor rear extension to 14 Gloucester Crescent, London, NW1 7DS.

Heritage Statement

1.0 Brief History

No 14 is one of a number of houses constructed between 1840-45 by Henry Bassett, it is Grade 2 Listed.

All houses in the Crescent are three or four storeys with lower ground floors. At second floor level on the frontage is a cornice binding the houses together, along with surrounds to traditional timber windows and a London stock brick. The rear of the houses vary in roof form, windows at multi-levels and various rear extensions varying from two, three and four storeys.

2.0 Recent History of No 14 Gloucester Crescent, NW1

1991: (Ref: PL/9100877/R2) 13.03.92 – As Existing Flats
Erection of Part One and Part Two Storey Rear Extension at Basement and Ground Floor Levels.
Original Extension was removed.
Approval for demolition (Ref: HB/9160101/R2).

1997: First Floor Rear Extension Approved (Ref: P9700192/R2).

Also in 1997 current owner purchased the house.
1997 – 98 the First Floor Rear Extension was built.

3.0 Precedents on East Side of Gloucester Crescent, NW1

No 13: Has Approval for a new Basement. Ground and First Floor Extension
(Ref: 2019/2571/L). Granted 28.11.19

No 17: Has Approval and has built a 4 Storey Rear Brick Extension (1966)
(Ref: CTP/J11/11/6/1933).

No 22: Has Approval for Rear Extension. Existing Lower Ground Floor plus Two Storeys, Three Storeys in total.

4.0 The Proposal

The proposal is to extend the existing First Floor Rear Extension by approx. 0.93m in depth so as to make the rear wall in-line with that of the existing two storeys below.

The main driver for the proposed extension is to avoid the owner having to dangerously lean-out of the window to clear the gutter and to increase habitable space. The proposed roof will be built to falls (min 1:80) and shed

the water to the side where rainwater pipes will be relocated. All new rainwater pipes will be in cast iron. The intention is to also propose side windows to the rear extension at Ground and First Floor levels, the proposed windows will be timber to match existing.

We hope the above summary and attached information is sufficient for assessing the Proposed Rear First Floor Extension.

We hope you will find our proposal agreeable and look forward to your feedback.

Yours sincerely,

Simon Miller
Simon Miller Architects Ltd