

Application ref: 2017/6876/L  
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**Development Management**  
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Thresholds Surveyors  
Thresholds Surveyors Baveno House 235 Regents  
Park Road LONDON N3 3LF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**14 Gloucester Crescent LONDON NW1 7DS**

Proposal:

Alterations and repair to butterfly roof and chimney pots.

Drawing Nos: Application form, Site(1), Front Elev, gloucestercrescent14 design access statement revised, 14 Gloucester Crescent Roof, Rear Elev, 494 PL03 EXISTING SECTION AA(2), 494 PL05 EXISTING FRONT ELEVATION(2), 494 PL07 PROPOSED PLAN, 494 PL09 PROPOSED SECTION BB - CROSS SECTION VALLEY GUTTER(2), 494 PL11 PROPOSED FRONT ELEVATION(2), 494. PL02 EXISTING ROOF PHOTOS(2), 494 PL01 EXISTING ROOF PLAN(2), 494 PL04 EXISTING SECTION BB(2), 494 PL06 EXISTING REAR ELEVATION(2), 494 PL08 PROPOSED SECTION AA - VALLEY GUTTER LONG SECTION(2), 494 PL10 PROPOSED SECTION CC - LONG SECTION & VENTS(2), 494 PL12 PROPOSED REAR ELEVATION(2).

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, Site(1), Front Elev, gloucestercrescent14 design access statement revised, 14 Gloucester Crescent Roof, Rear Elev, 494 PL03 EXISTING SECTION AA(2), 494 PL05 EXISTING FRONT ELEVATION(2), 494 PL07 PROPOSED PLAN, 494 PL09 PROPOSED SECTION BB - CROSS SECTION VALLEY GUTTER(2), 494 PL11 PROPOSED FRONT ELEVATION(2), 494. PL02 EXISTING ROOF PHOTOS(2), 494 PL01 EXISTING ROOF PLAN(2), 494 PL04 EXISTING SECTION BB(2), 494 PL06 EXISTING REAR ELEVATION(2), 494 PL08 PROPOSED SECTION AA - VALLEY GUTTER LONG SECTION(2), 494 PL10 PROPOSED SECTION CC - LONG SECTION & VENTS(2), 494 PL12 PROPOSED REAR ELEVATION(2).

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
  - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
  - c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
  - d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - e) Samples and/or manufacturer's details of new facing materials for the ..... (to be provided on site and retained on site during the course of the works).
  - f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with

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 The roof shall be covered with Welsh slate tiles, a sample of which shall be submitted to and approved by the Local Planning Authority prior to this part of the works going ahead.

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.

- 5 All rendering and repointing shall be carried out using a lime based render or mortar.

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

Informative(s):

- 1 14 Gloucester Crescent is a grade II listed building that forms a curved terrace of twenty houses. The building is constructed from stock bricks with stucco dressings and is set over four floors including a semi-basement. The building has a butterfly roof behind a large pediment that is shared with the neighbouring building.

The proposals are to replace the existing roof covering. The roof at present is covered with eternit slates and felt which are failing and allowing periodic water ingress. The proposals show the new roof covering as Welsh slate tiles with lead dressings. These are historically accurate and appropriate materials for a building of this type.

In addition, some render will be replaced at parapet level, the timber joists will be repaired, and a rain water pipe to the rear of the building will be replaced with a painted cast iron pipe.

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. The Primrose Hill CAAC responded and are in support of the application. 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.

- 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)

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.

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 be 'DRB', is written over a faint circular stamp.

Daniel Pope  
Director of Economy, Regeneration and Investment