

Application ref: 2020/4577/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Email: Elizabeth.Martin@camden.gov.uk
Date: 27 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Arts Lettres Techniques Architect
33 Arlington Road
London
NW1 7ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
23 Gloucester Crescent
London
NW1 7DS

Proposal:

Repair of existing fabric, removal of roof terrace and reinstatement of original roof form, alterations internally to basement and second floor, addition of two new external glazed doors and two rooflights (part retrospective).

Drawing Nos: GC 101A site plan existing 1-50 A2

GC101A site plan existing

GC 102A basement plan existing 1-50 A3

GC 103A ground floor plan existing 1-50 A3

GC103A ground floor plan existing

GC 104A first floor plan existing 1-50 A3

GC 105A second floor plan existing 1-50 A3.pdf

GC105A second floor plan existing

GC 106A roof plan existing 1-50 A3.pdf

GC 107A section AA existing 1-50 A2.pdf

GC 108A north elevation existing 1-50 A2.pdf

GC 109A west elevation existing 1-50 A2.pdf

GC 110A south elevation existing 1-50 A2.pdf

GC 111 kitchen plan existing 1-20 A1.pdf

GC 112 first floor bathroom plan existing 1-20 A1.pdf

GC 301 site plan proposed 1-50 A2.pdf

GC 302A basement plan proposed 1-50 A2.pdf

GC 303A ground floor plan proposed 1-50 A2.pdf
 GC 304A first floor plan proposed 1-50 A2.pdf
 GC Design and Access Statement
 GC 305A second floor plan proposed 1-50 A2
 GC 306A roof plan proposed 1-50 A2
 GC 307A section AA proposed 1-50 A2
 GC 308A north elevation proposed 1-50 A2
 GC 309A west elevation proposed 1-50 A2
 GC 310A south elevation proposed 1-50 A2
 GC 311 kitchen plan proposed 1-20
 GC 315 North external door proposed 1-10
 GC315 North external door proposed
 GC 316 Basement kitchen door proposed 1-10
 GC 317 Basement dining room door proposed 1-10
 GC 318 Basement stair door paneling proposed 1-10
 Statement of Significance
 GC HERITAGE IMPACT ASSESSMENT

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: GC 101A site plan existing 1-50 A2
 GC101A site plan existing
 GC 102A basement plan existing 1-50 A3
 GC 103A ground floor plan existing 1-50 A3
 GC103A ground floor plan existing
 GC 104A first floor plan existing 1-50 A3
 GC 105A second floor plan existing 1-50 A3.pdf
 GC105A second floor plan existing
 GC 106A roof plan existing 1-50 A3.pdf
 GC 107A section AA existing 1-50 A2.pdf
 GC 108A north elevation existing 1-50 A2.pdf
 GC 109A west elevation existing 1-50 A2.pdf
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 GC HERITAGE IMPACT ASSESSMENT

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 New rooflights to be of the conservation-type, painted black metal with a vertical glazing bar, lying flush to the roof.

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 planning permission: The application relates to a mid-19th Century Grade II listed family dwelling house, situated in and deemed to make a positive contribution to the Primrose Hill Conservation Area. The house is considered to be of particular interest as a mid-19th Century domestic property with internal detailing and plan layout reminiscent of the earlier and grander Nash properties in nearby Regent's Park. In addition, it has added historic as well as cultural interest due to its association with the writer and playwright Alan Bennett, who owned the house from 1968 until late 2019 and wrote a number of his important works when living in the house. It was also the backdrop to the story of 'The Lady in the Van', and used as the film set for some of the scenes in the subsequent film.

The planning application relates to a number of works proposed to the exterior of the grade II listed building, which is considered to be of high significance not only due to its early 19th century character and contribution to the conservation area, but also due to its associations with Alan Bennett's 'The Lady in the Van'. For a number of years the van in which the lady resided was parked in the front drive, and as a result the Gloucester Crescent elevation and the front garden

featured in the film portraying the story. There is an associated listed building consent application (ref 20/4735/L) which seeks to reinstate the floorplan, spatial quality and the majority of the decorative features lost in the course of the recent breach of planning control, investigated under planning enforcement case ref EN20/0066. The proposed works, including the installation of new doors at basement level, installation of two new conservation rooflights, removal of the modern roof terrace and reinstatement of the original roof form have been informed by a robust heritage analysis and statement of significance. Detailed drawings showing the proposed joinery have been submitted as part of the application. It is clear from the submitted documents and drawings that the proposed works will not harm the special interest of the Grade II listed building and would serve to preserve or enhance the character and appearance of the wider conservation area.

The proposed works will not harm neighbouring amenity.

No objections have been received prior to making this decision. The application has been advertised in the press and by means of a site notice, whereby there were 6 consultation responses from local residents, all in favour of the application. The Primrose Hill Conservation Area Advisory Committee also responded to the consultation in support of the application. The site's planning history has been taken into account in making this decision.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 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.
- 4 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.
- 5 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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6 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue a Listed Building Enforcement Notice which will formally require the reinstatement works in accordance with the approved details.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer