

Application ref: 2020/4735/L
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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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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 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

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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

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 Schedule of works for main staircase repairs to be submitted and approved in writing by the local planning authority once an engineering solution has been assessed on site and before repair works to the stair are carried out.

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 internal joinery and fittings of agreed historic or architectural value to be retained as set out in the approved heritage impact assessment, schedule of works and design and access statement.

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.

- 6 Photograph showing area of exposed Lazure finish to be retained in ground floor study to be submitted and approved by the local planning authority once an appropriate location has been determined.

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.

- 7 New rooflights to be of the conservation-type, painted black metal with 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 Reason for granting listed building consent: 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 application takes a heritage-led approach and 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. While certain elements of the internal decoration and fittings would not be reinstated (in particular at basement level), the evidence gathered during PACE interviews in February and March 2019 was consistent in pointing to the deterioration of the property before the recent unauthorised works. Where some of the fixtures linked to Alan Bennett's occupancy are proposed for removal (notably the keyhole door and arches at basement level), these works have been adequately justified through an assessment of their cultural significance, informed by additional information from Alan Bennett himself. Where additional changes are proposed, including the removal of the modern roof terrace and the installation of a new door at basement level, these works have been informed by a robust heritage analysis and statement of significance and it is clear from these detailed assessments that 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, 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.

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.

7 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an 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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer