

Application ref: 2021/2518/L
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Date: 6 August 2021

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Arts Lettres Techniques
33 Arlington Road
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NW1 7ES
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**23 Gloucester Crescent
London
NW1 7DS**

Proposal:

New lead roof to entrance vestibule and internal alterations including restoration of stone floor in basement and strengthening of main roof structure (Amendments to listed building consent granted on 27/01/2021 Ref: 2020/4735/L)

Drawing Nos: TQRQM20266225711856; GC 101 Rev A; GC 102 Rev A; GC 103 Rev A; GC 104 Rev A; GC 105 Rev A; GC 106 Rev A; GC 107 Rev A; GC 108 Rev A; GC 109 Rev A; GC 110 Rev A; GC 111; GC 112; GC 301 Rev A; GC 302 Rev B; GC 303 Rev B; GC 304 Rev B; GC 305 Rev B; GC 306 Rev B; GC 307 Rev B; GC 309 Rev B; GC 311 Rev A; GC 312 Rev A; GC 313 Rev A; GC 318 Rev A; GC 320 Rev A; GC 321 Rev A; Heritage Impact Assessment of Proposed Amendments to LB 2020/4735/L May 2021; Design and Access Statement Revised May 2021;

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:

TQRQM20266225711856; GC 101 Rev A; GC 102 Rev A; GC 103 Rev A; GC 104 Rev A; GC 105 Rev A; GC 106 Rev A; GC 107 Rev A; GC 108 Rev A; GC 109 Rev A; GC 110 Rev A; GC 111; GC 112; GC 301 Rev A; GC 302 Rev B; GC 303 Rev B; GC 304 Rev B; GC 305 Rev B; GC 306 Rev B; GC 307 Rev B; GC 309 Rev B; GC 311 Rev A; GC 312 Rev A; GC 313 Rev A; GC 318 Rev A; GC 320 Rev A; GC 321 Rev A; Heritage Impact Assessment of Proposed Amendments to LB 2020/4735/L May 2021; Design and Access Statement Revised May 2021;

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.

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 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 seeks to make amendments to the approved scheme 2020/4735/L which was granted in 2021 for the refurbishment of the property. These amendments generally relate to discoveries made during construction works such as an existing stone flooring in the basement and a more detailed inspection of the main roof structure which requires further strengthening. All 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. Primrose Hill CAAC responded and raised no objection to the proposals.

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 2021 and the NPPF.

- 2 This consent covers only those works which are amendments to the approved scheme 2020/4735/L. All other works should be implemented in accordance with 2020/4735/L and any conditions associated with it.
- 3 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).
- 4 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.
- 5 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.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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, 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer