

Application ref: 2021/3820/L
Contact: Catherine Bond
Tel: 020 7974 2669
Email: Catherine.Bond@camden.gov.uk
Date: 7 January 2022

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

JMAD Architecture
119 Northampton Road
Wellingborough
Northamptonshire
NN8 3PL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 4
3 Gloucester Crescent
London
NW1 7DS

Proposal:

Internal alterations to second floor flat including reconfiguration of layout, upgrading of services and installation of new kitchen and shower room.

Drawing Nos: Site Location Plan; Block Plan; 21076 - 03C Existing Floor Plan and Sections; 21076 - 04M Revised Proposed Floor Plan & Sections; Revised Schedule of Works.

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 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:

Site Location Plan; Block Plan; 21076 - 03C Existing Floor Plan and Sections; 21076 - 04M Revised Proposed Floor Plan & Sections; Revised Schedule of Works.

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 listed building consent:

The application site is a second-floor two-bedroom flat situated within a mid-19th century grade II listed four-storey end-of-terrace house built from brick and stucco in an Italianate style, located in the Primrose Hill Conservation Area.

The house was converted into flats several decades ago, and underwent minor alterations nearly 20 years ago by a previous owner. However, the property retains original internal partitions and associated joinery, which help to define the plan form and are worthy of preservation.

The proposed works comprise minor internal alterations to the flat including reconfiguration of the layout, upgrading of services and refitting of the kitchen and shower room. The originally proposed layout was deemed unacceptable due to negative impacts to plan form and loss of historic fabric. However, the design has been revised to closely reflect the consented scheme for internal changes ref 2019/5951/L which was granted on 04/03/2020. The proposed works now streamline the layout and improve the functionality of the property for 21st century living, by relocating the kitchen at the front of the house with direct access through new double doors in the central spinal wall from the rear reception room, and grouping the bedrooms adjacent to each other in the front section of the house.

The proposed works will upgrade the flat with minimal effects on plan form and historic fabric, causing no harm to the special interest of the grade II listed building or to the surrounding conservation area.

No public consultation was necessary for this application. However, Primrose Hill CAAC commented on 18 October 2021, objecting to the original internal works which have since been revised, thereby overcoming the objection. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 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 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.
- 7 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.

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 2021.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer