

Application ref: 2021/5949/L
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Date: 23 March 2022

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Arts Lettres Techniques
33 Arlington Road
London
NW1 7ES

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**23 Gloucester Crescent
London
NW1 7DS**

Proposal:

Alterations to basement external door, render repairs and internal alterations
(amendments to listed building consent granted on 6/8/21 Ref: 2021/2518/L).

Drawing Nos: TQRQM20266225711856; GC 102A; GC 103A; GC 104A; GC 105A; GC 106A; GC 107A; GC 108A; GC 109A; GC 110A; GC 111; GC 112; GC 301C; GC 302C; GC 303C; GC 304C; GC 305C; GC 308B; GC 309D; GC 310B; GC 311B; GC 312B; GC 313B; GC 315B; GC 320B; GC 321C; GC 324B; Heritage Impact

Assessment of Proposed Amendments to 2021/2518/L - November 2021; Design and Access Statement Revised November 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 102A; GC 103A; GC 104A; GC 105A; GC 106A; GC 107A; GC 108A; GC 109A; GC 110A; GC 111; GC 112; GC 301C; GC 302C; GC 303C; GC 304C; GC 305C; GC 308B; GC 309D; GC 310B; GC 311B; GC 312B; GC 313B; GC 315B; GC 320B; GC 321C; GC 324B; Heritage Impact Assessment of Proposed Amendments to 2021/2518/L - November 2021; Design and Access Statement Revised November 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 (and subsequently amended under application 2021/2518/L) for the refurbishment of the property. These amendments generally relate to issues which were only discovered during construction works such as providing new soil pipes, resurfacing of the external stucco and the replacement of stone paving in the lightwell with a small garden area. Each amendment has been informed by a robust heritage analysis and statement of significance and considers the performance of the existing structure whilst minimising the removal of historic fabric. 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 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.
- 3 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 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 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 consent covers only those works which are amendments to the approved schemes 2020/4735/L and 2021/2518/L. All other works should be implemented in accordance with 2020/4735/L and any conditions associated with it.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer