

Application ref: 2022/1878/P  
Contact: Alan Wito  
Tel: 020 7974 6392  
Email: Alan.Wito@camden.gov.uk  
Date: 10 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Arts Lettres Techniques  
33 Arlington Road  
London  
NW1 7ES  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**23 Gloucester Crescent**  
**London**  
**Camden**  
**NW1 7DS**

Proposal:

Raising of front boundary wall by 0.6 metres.

Drawing Nos: TQRQM20266225711856; GC 501 Rev A; GC 502 Rev A; GC 503; GC 504; GC 601 GC 602 Rev A; GC 603 Rev A; GC 604 Rev A;

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

TQRQM20266225711856; GC 501 Rev A; GC 502 Rev A; GC 503; GC 504;  
GC 601 GC 602 Rev A; GC 603 Rev A; GC 604 Rev A;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing wall, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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](http://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.

- 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 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, Primrose Hill

Conservation Area. The neighbouring buildings on both Inverness Street and Gloucester Crescent are also Grade II listed.

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.

This application proposes to raise the existing boundary wall of the property by 0.6 metres on both the Gloucester Crescent and Inverness Street elevations. The proposal is driven by issues of anti-social behaviour with the existing boundary wall providing a place to gather, consume food and leave refuse on the wall and in the garden. This is particularly a problem on the north elevation where there are views directly into the occupant's dining room at basement level.

The proposed increase in wall height is based on a historic design of saltire blocks which match similar examples in the conservation area including at both 22 and 24 Gloucester Crescent. In the supporting heritage statement photographs are provided showing that the proposals reinstate a lost feature on the north elevation. Given that a similar style wall exists at 22 Gloucester Crescent it is reasonable to assume that originally the saltire blocks would have run along the entire length of the garden wall.

Whilst the wall will be solid on the north elevation this is based on the historic design shown in photos. However on the Gloucester Crescent elevation an open saltire pattern block will be used which will allow glimpses of both the house and the greenery of the garden.

The proposal is sought to reduce the instances of anti-social behaviour by removing a surface at a convenient height where people tend to congregate, disturb residents and leave litter late at night after leaving the bars and clubs of Camden Town.

The application has been advertised in the press and by means of a site notice.

Eleven letters of support were received for this application from local residents, a ward councillor and the Metropolitan Police Force. The main reasons for the support were because it would reinstate the original wall and also help prevent anti-social behaviour.

Primrose Hill CAAC raised no objection to the proposal and noted that it would involve the reinstatement of the original boundary wall.

One letter of objection was received on the basis that it would hide the house away in views from the street, the loss of light to pedestrians and that the existing boundary wall matches the height of the railings on Inverness Street. This objection has been taken into account, however, the proposals do not hide

the house in any way. The loss of light to pedestrians is not a planning consideration and that whilst the existing boundary wall matches the height of the railings, the proposal to raise the height is considered to be inkeeping with the neighbouring listed buildings and the wider context. The proposals are well considered and are acceptable in this instance.

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

This is a reinstatement of a historic feature which contributes to the character and appearance of the conservation area and will also enhance the setting of adjoining listed buildings whilst preventing anti-social behaviour. As such, the proposal is in general accordance with policies C5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of neighbouring listed buildings, 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.

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', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer