

Application ref: 2022/2307/L
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Development Management
Regeneration and Planning
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Town Hall
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Phone: 020 7974 4444

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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
Camden
London
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 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 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: 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 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.
- 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 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.

- 4 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, 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.

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 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 better glimpses of both the house and the greenery of the garden.

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 in keeping 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 has been taken into account in making this decision.

This is a reinstatement of a historic feature which will enhance the special interest of the listed building. 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 2021.

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.

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