

Application ref: 2022/0908/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**38 Gloucester Crescent
London
Camden
NW1 7DL**

Proposal:

Internal repair and redecoration following flood damage.

Drawing Nos: EX 01 Existing Rear Elevation, DOC 005 Proposed Rear Elevation, DOC009, 38 Gloucester Crescent site location plan(2), DOC001.Rev C, DOC002, DOC003, DOC004.Rev B, 38 GC Drawing 007B(2), 11939 - Planning Design and Access Statement.

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:

EX 01 Existing Rear Elevation, DOC 005 Proposed Rear Elevation, DOC009, 38 Gloucester Crescent site location plan(2), DOC001.Rev C, DOC002, DOC003, DOC004.Rev B, 38 GC Drawing 007B(2), 11939 - Planning Design and Access Statement.

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 14 Gloucester Crescent is a grade II listed and forms part of a curved terrace of 20 houses built in 1840-45 by Henry Bassett. The building is set over three floors with an additional basement and has two bays to each floor. It is constructed from yellow stock bricks with stucco dressings, windows are timber sashes and the roof is slate covered.

The lower ground floor level has been damaged due to water ingress during various episodes of heavy rainfall. Moisture has also been trapped in the building due to a concrete floor in the rear extension. The proposals are for repair and remedial works to prevent further water and moisture damage.

The concrete floor in the extension will be altered to allow ventilation through the structure. This will allow better airflow and prevent the trapping of moisture. A damp proof course will also be applied to the non- historic parts of the building and a slate damp proof course will be applied to the floor joists of the historic parts. Damaged plaster work will be repaired to match the existing lath and plaster.

The drainage to the rear of the building will be improved by creating an overflow outlet.

In addition, the rear garden wall will be dismantled and rebuilt using the existing materials and in the same bond. The paving to the front garden will also be lifted and re-laid using the existing materials.

The alterations sensitively ensure the building is further protected from water ingress and damage.

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, whereby there were no consultation responses. 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.

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