

Application ref: 2022/1867/P  
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Date: 17 October 2022

**Development Management**  
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HCUK Group Ltd  
12 Melcombe Place  
London  
NW1 6JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**11 Gloucester Crescent  
London  
NW1 7DS**

Proposal:

Installation of new gate, brick piers, trellis around the bin storage and new planters.  
Retrospective.

Drawing Nos: 220411-E-001; 22041-P-001; Site location map from Requestaplan and Heritage Design and Access Statement dated 27.04.2022.

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: 220411-E-001; 22041-P-001; Site location map from Requestaplan and Heritage Design and Access Statement dated 27.04.2022.

Reason:

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

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 8 November 2016 Ref: 2016/1286/P for the Construction of raised forecourt with front courtyard and railing, replacement of French doors with sash window at front ground floor level, re-covering and part replacement of front steps with York stone staircase, single storey rear sunroom extension, garden shed, pergola, replacement of window with door at rear ground floor level. The permission above gave consent for similar works to those which exist on site although an extra brick pier has been provided.

The gate shown on the consented scheme was initially provided at a height of 1.2m this was removed and a new timber gate was installed which was slightly higher than that previously approved, being at a height of 1.4m. Retrospective consent is now sought the installation of a series of 400mm between the gate and the bin store and to replace this with three planters to be used to plant a Yew hedge and some Jasmin high planter boxes. It is also proposed to install a letterbox in a timber gate.

The proposed design, proportions and materials of the proposed boundary treatment would be sympathetic to the host building and would preserve the character and appearance of the wider area. The conservation area officer raised no objection to the works and considered the proposed works are minor in nature, that would not have a visual impact on the Aesthetics of the host building and wider Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not affect the amenity of any neighbouring occupiers in terms of loss of outlook, privacy or light.

Concerns was received from neighbouring flat at 11 Gloucester Terrace stating that neither bins nor trellis have planning consent. The neighbouring occupier believes a post box would reduce privacy, access have been removed from the forecourt leading to the ground floor main entrance, the plans do not identify the brick piers and the gate should match neighbour's gates.

However, there is no bin store being proposed the plan shows that the front garden is divided by a timber fence and floor plan is annotated to show where the bin is located, the trellis would not be harmful to the listed building nor it's setting within the conservation area; the post box on the front gate is relatively minor works and would not result in a material impact on privacy that would

warrant a refusal; there is no material change to how the site is access when compared on the existing and proposed plans; the application is for retrospective consent. Therefore, the works have already been implemented the proposal has been looked at by the enforcement team. This along with the accompanied photos provided is sufficient information to assess the application.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received following statutory consultation which is above.

As such, the proposed development 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

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