

Application ref: 2022/2737/L
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Date: 17 October 2022

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HCUK Group Ltd
12 Melcombe Place
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NW1 6JJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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 Listed building consent was granted on 8 November 2016 Ref: 2016/2072/L for the construction of raised forecourt with front courtyard and railings, 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 sun-room extension, replacement of window with door at rear ground floor level. Rewiring and plumbing, new bathroom at lower ground floor level, new kitchen at upper ground floor level. This proposal 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 measures 1.4m. Retrospective consent is also 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 gate and surrounding 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 regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

No objections have been received as a result of consultation, prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development 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 National Planning Policy Framework 2021.

- 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