

Application ref: 2023/0091/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**55 Gloucester Crescent
London
Camden
NW1 7EG**

Proposal:

Internal alterations and renovation - including the rearrangement of room functions, new doorways, and the reinstatement of historic features and detailing.

Drawing Nos: 1125-55_GC_Design and Access Statement_January_2023; 1125-001_Location Plan; 1125-100_Existing and Demolition Lower Ground Floor Plan; 1125-101_Existing and Demolition Ground Floor Plan; 1125-102_Existing and Demolition First Floor Plan; 1125-103_Existing and Demolition Second Floor Plan; 1125-10A_Proposed Lower Ground Floor Plan; 1125-111_Proposed Ground Floor Plan; 1125-112_Proposed First Floor Plan; 1125-113_Proposed Second Floor Plan

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:

1125-55 GC_Design and Access Statement_January_2023; 1125-001_Location Plan; 1125-100_Existing and Demolition Lower Ground Floor Plan; 1125-101_ Existing and Demolition Ground Floor Plan; 1125-102_Existing and Demolition First Floor Plan; 1125-103_Existing and Demolition Second Floor Plan; 1125-10A_Proposed Lower Ground Floor Plan; 1125-111_Proposed Ground Floor Plan; 1125-112_Proposed First Floor Plan; 1125-113_Proposed Second Floor Plan

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 The application building at 55 Gloucester Crescent is one of a group of 4 pairs of semi-detached linked houses that are Grade II Listed on the National Heritage List for England (No. 1342081). It is also located in the Primrose Hill Conservation Area. The Crescent dates from c.1900 and is constructed out of yellow stock brick with stucco ground floors, dressings and pilastered canted bay windows. Alterations to the subject dwellings lower ground floor level, with the addition of full-width rear extension, were approved in 2015 and have since been completed.

The applicant wishes to make internal alterations to the planform with the creation of new doorways, and to reinstate historic features and detailing throughout. A site visit was undertaken on 10th February 2023.

The proposal has been amended during the course of the application to omit and amend parts of the scheme to better preserve the special interest of the Grade II Listed Building, including the rationalising of new openings at lower ground floor level.

Where existing, all original features will be retained throughout, and, where detailing has been previously lost/removed (fireplaces, cornicing and skirting boards), these features will be reinstated with period appropriate replicas. All internal alterations and repairs will use traditional materials to match the historic fabric (lath and plaster, fibrous plaster, timber joinery).

The proposed rearrangement of the internal layout, with the creation of new and blocking up of doorway openings (specifically at lower ground floor and second floor levels) will alter the original planform of the property and demolish historic wall fabric. However, the new untraditional openings will not be made into primary rooms and the historic planform will be restored in-part at ground floor level. The harm posed with the creation of the new doorways has been considered in balance with the restorative changes proposed and are therefore acceptable.

It is considered that the proposed internal works will not substantially harm the special interest of the Grade II Listed Building or the character or appearance of the Primrose Hill Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation objections received.

- 2 The site's planning history has been taken into account when making this decision

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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



Daniel Pope
Chief Planning Officer