

# 35 Gloucester Crescent (2026/1596/P & 2026/1625/L)



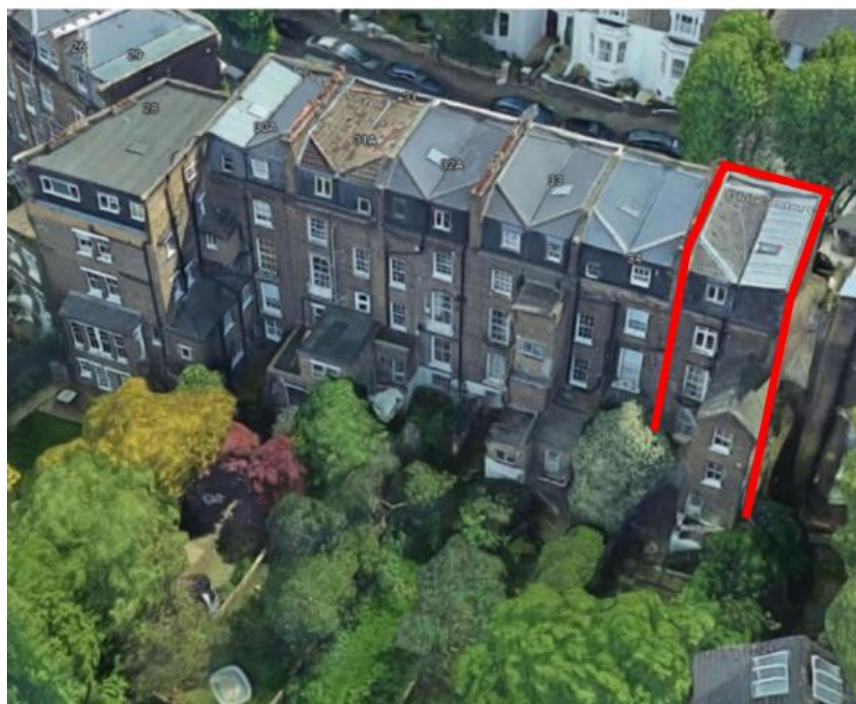
This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## Photographs

Photo 1 – *view of front elevation of host property*



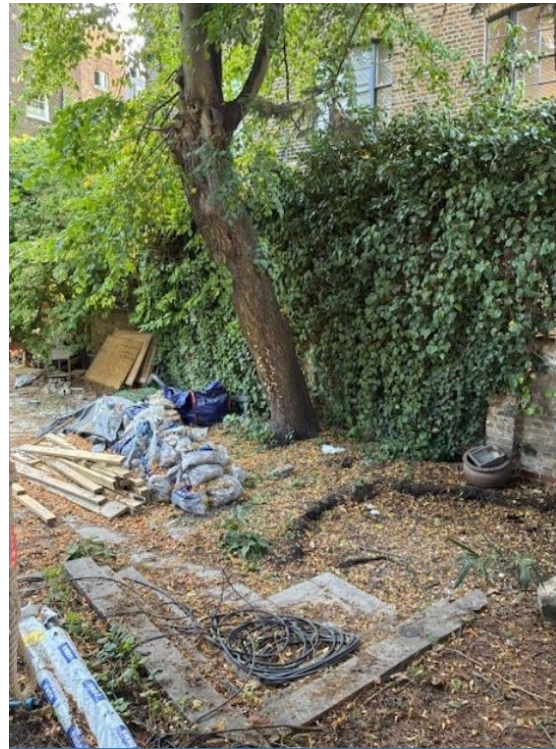
Photo 2 – *aerial view of host property (outlined in red) within rear listed terrace (nos. 30-35 consecutive)*



Photos 3 & 4 – views of existing rear garden (looking north and south respectively)



Photos 5 & 6 – views of existing side boundaries of rear garden (east and west respectively)

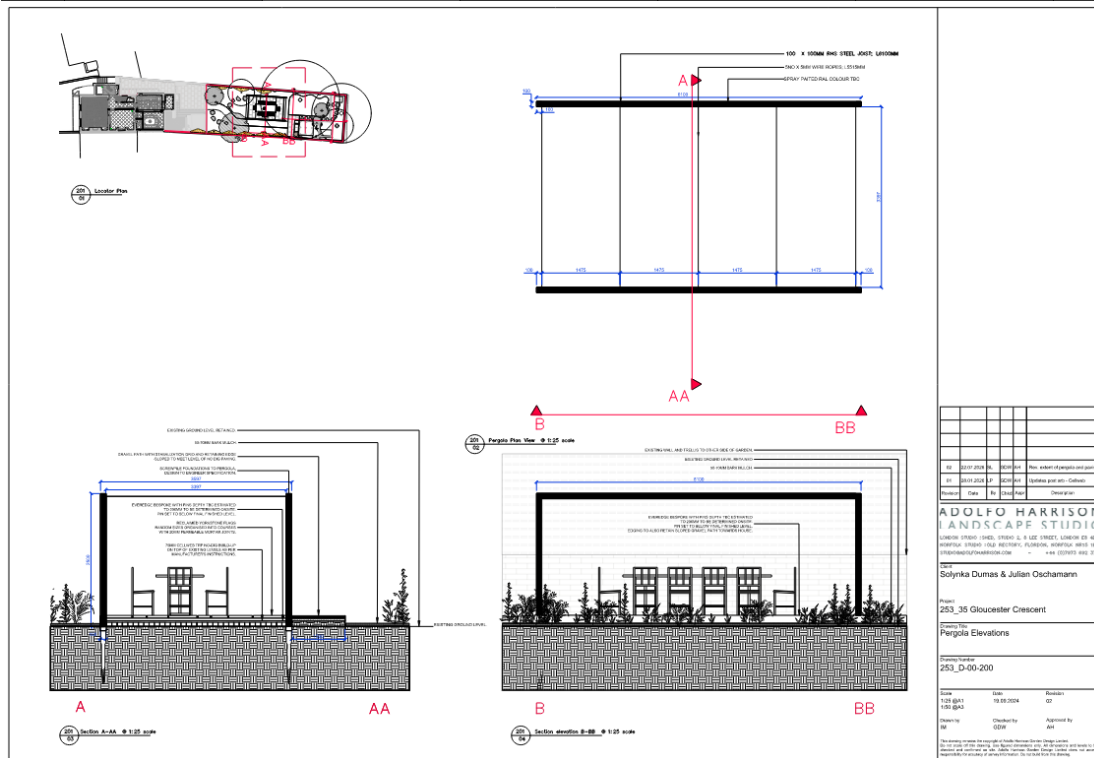


Photos 7 & 8 – *views of existing rear (north) boundary wall and trellises*

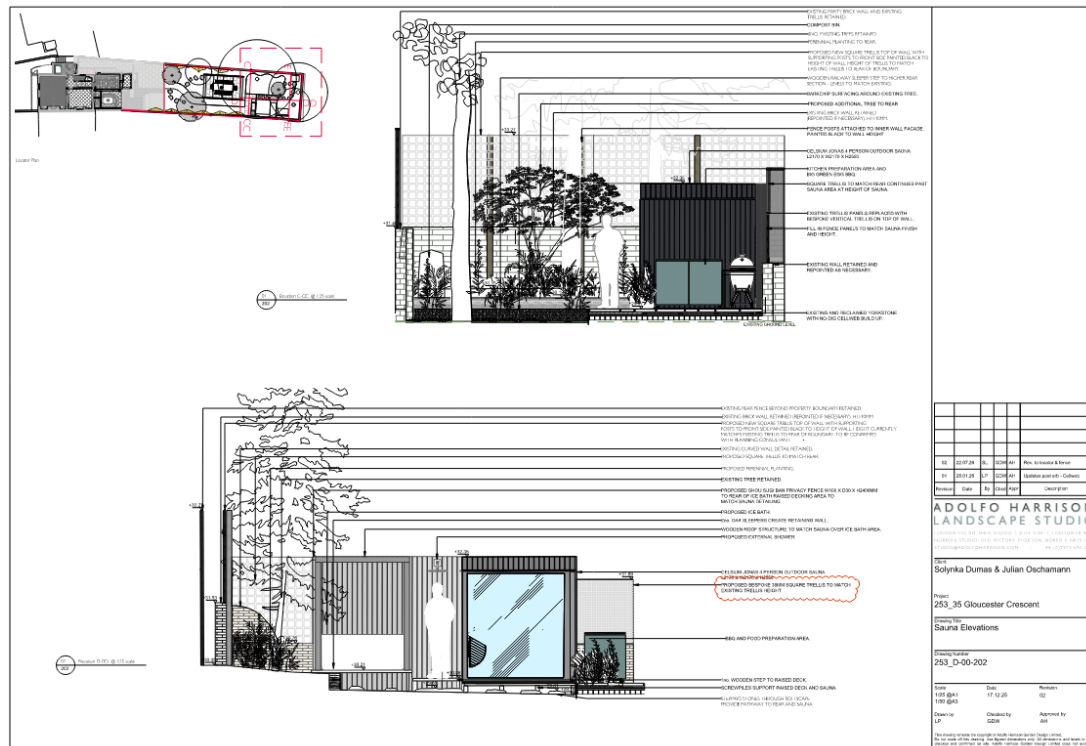




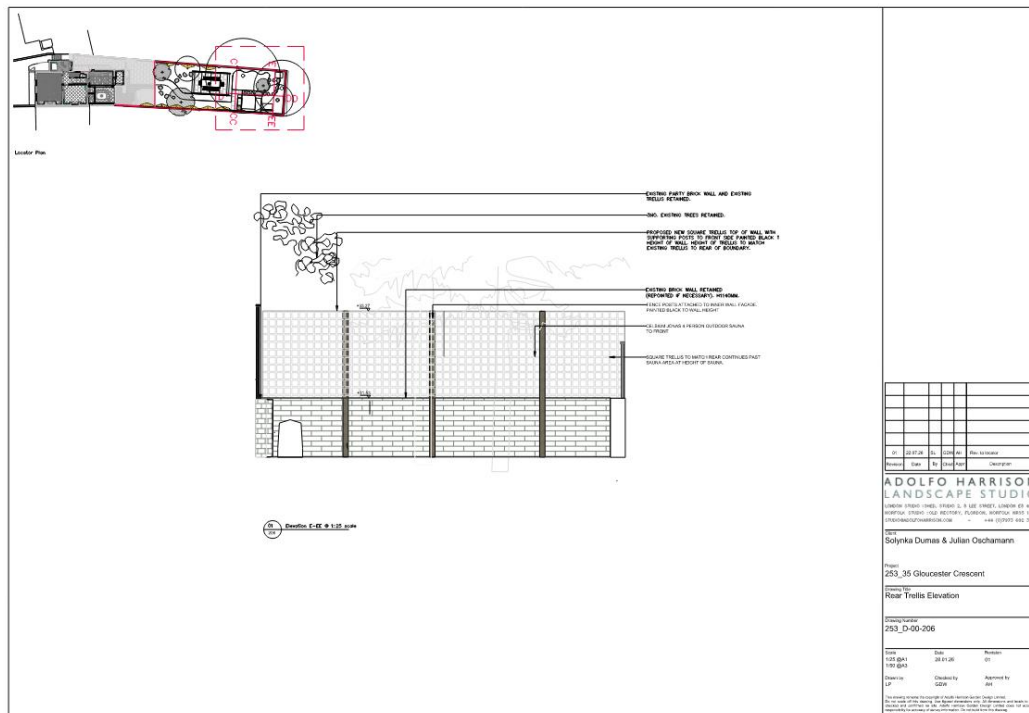
## 253\_D-00-200 rev 02 - pergola elevations & plan (proposed)



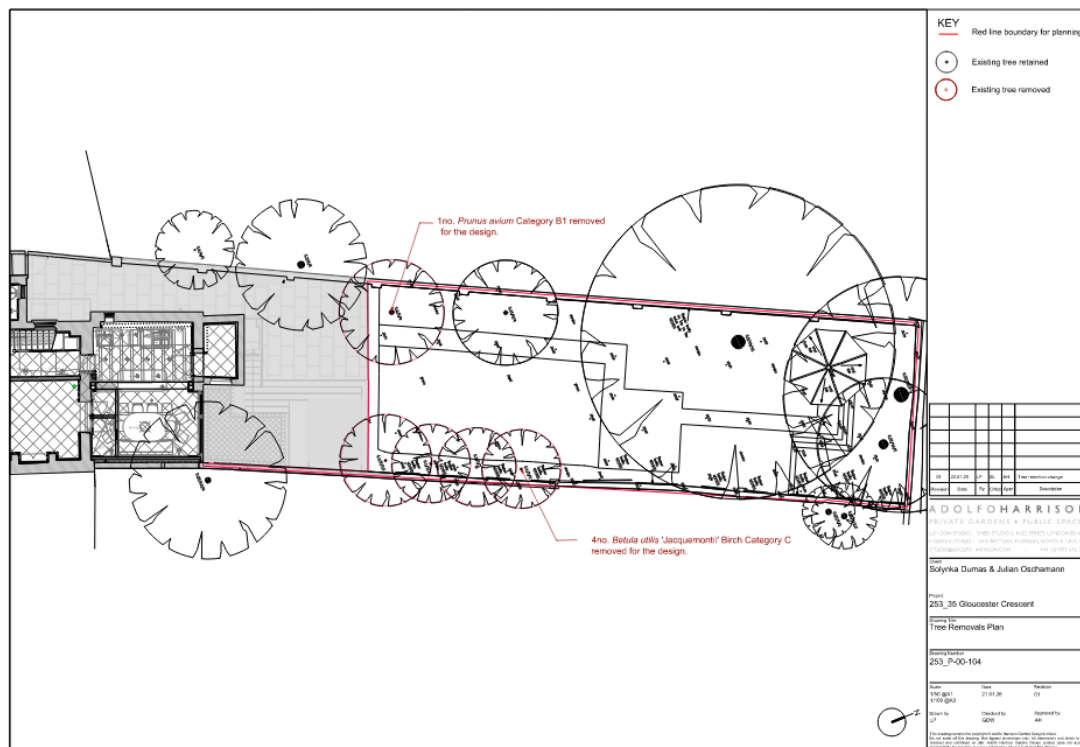
## 253\_D-00-202 rev 02 – sauna, ice bath & shower elevations (proposed)



**253\_D-00-206 rev 01 – rear trellis elevation (proposed)**



**253\_P-00-104 rev 01 - tree removal plan (proposed)**



[illegible]

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |                       |                                     |                                      |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------|-------------------------------------|--------------------------------------|-------------------|
| <b>Delegated Report<br/>(Members Briefing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  | <b>Analysis sheet</b> |                                     | <b>Expiry Date:</b>                  | <b>03/08/2026</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  | n/a                   |                                     | <b>Consultation<br/>Expiry Date:</b> | <b>12/07/2026</b> |
| <b>Officer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  |                       | <b>Application Number</b>           |                                      |                   |
| Tony Young                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                       | 1. 2026/1596/P<br>2. 2026/1625/L    |                                      |                   |
| <b>Application Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                       | <b>Drawing Numbers</b>              |                                      |                   |
| 35 Gloucester Crescent<br>London<br>NW1 7DL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                  |                       | Refer to draft decision notice      |                                      |                   |
| <b>PO 3/4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Area Team Signature</b>                                       | <b>C&amp;UD</b>       | <b>Authorised Officer Signature</b> |                                      |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |                       |                                     |                                      |                   |
| <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |                       |                                     |                                      |                   |
| 1. <u>Householder application</u> & 2. <u>Listed building consent application</u><br>External alterations in rear garden, involving installation of timber sauna enclosure, ice bath structure and outdoor shower on raised decking, a metal frame pergola structure, sections of trellis/posts to east and north (rear) boundary brick walls, and various hard and soft landscaping works, including installation of reclaimed Yorkstone paving, stepping stones and gravel/mulch path/areas, ground planting and tree works (removal of 5 x low amenity trees and planting of 9 x new trees). |                                                                  |                       |                                     |                                      |                   |
| <b>Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1. Grant Planning Permission<br>2. Grant Listed Building Consent |                       |                                     |                                      |                   |
| <b>Application Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1. Householder<br>2. Listed Building Consent                     |                       |                                     |                                      |                   |

|                                             |                                                                                                                                       |   |                  |   |                                                         |             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---|------------------|---|---------------------------------------------------------|-------------|
| Conditions or Reasons for Refusal:          | Refer to Draft Decision Notice                                                                                                        |   |                  |   |                                                         |             |
| Informatives:                               |                                                                                                                                       |   |                  |   |                                                         |             |
| Consultations                               |                                                                                                                                       |   |                  |   |                                                         |             |
| Adjoining occupiers & local amenity groups: | No. notified                                                                                                                          | 0 | No. of responses | 1 | No. of objections<br>No. of supports<br>No. of comments | 1<br>0<br>0 |
|                                             | A <u>site notice</u> was displayed from 10/06/2026 to 04/07/2026<br>A <u>press notice</u> was published from 18/06/2026 to 12/07/2026 |   |                  |   |                                                         |             |

**Local amenity group  
response**

**Primrose Hill Conservation Area Advisory Committee (PHCAAC)**

responded and objected to the original proposals as follows:

- Scale of pergola  
*Scale of pergola will impact the site and result in a setting that is visually dominated by the structure. A smaller pergola is likely to be more appropriate.*
- Too much construction  
*Extensive hard surfaces, loss of garden space and mature trees, and introduction of pergola structure.*
- Potential noise impacts  
*Operation and use of proposed sauna and plunge pool might negatively impact neighbouring amenity.*

Officer response

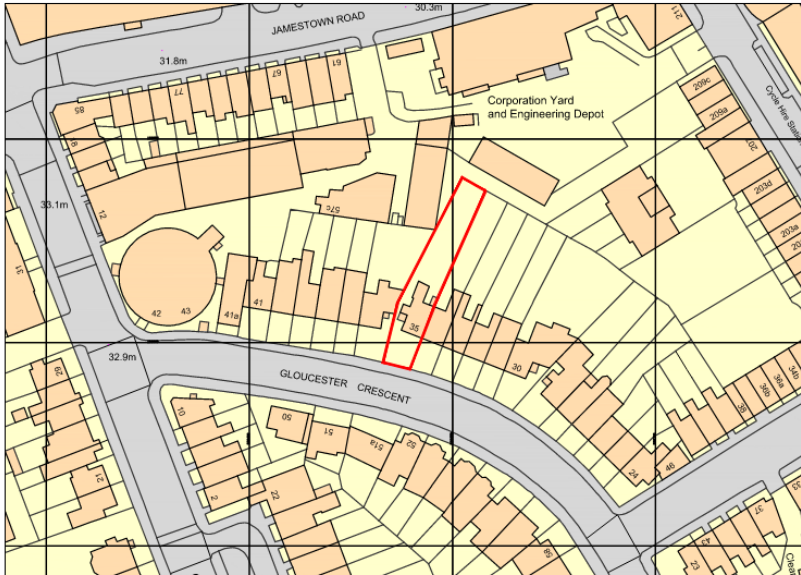
It is firstly noted that since the receipt of the PHCAAC response, the applicant has revised the proposals as follows

- reduction in size of pergola (from approx. 5.5m long to 3.4m);
- reduction in size of Yorkstone paved area (with associated increase in green planting & gravel path); and
- replacement of fencing along east party wall with square trellis (see paragraphs 1.2 to 1.3, 'Revisions and additional information' below).
- Scale of pergola  
The length of the pergola has been substantially reduced (from approximately 5.5m to 3.4m) in order that it would occupy a smaller area of the existing garden space (from approximately 31sqm to 19sqm) and integrate better, reading as a more lightweight and incidental addition (see paragraphs 3.7 - 3.10 below for details)
- Too much construction  
The rear garden is in poor condition and already formed of mainly hardstanding. The introduction of grass lawn and ground planting (e.g. perennials, shrubs, climbers, etc.) would equate to approx. 60% of the garden area, resulting in a significant gain and uplift in its green character.  
  
While a number of new structures are proposed, they would read as unobtrusive ancillary features in the context of the large domestic garden space and proposed landscaping scheme, which includes the retention of a substantial number of existing trees and planting of new trees. The structures would also mainly be screened from public and private views. The proposal would not be considered harmful to the special architectural and historic interest of the listed building, its' setting and significance, and would preserve the character and appearance of the Primrose Hill Conservation Area (see Sections 3, 'Design and appearance' and 5, 'Biodiversity' below for details).
- Potential noise impacts  
The location and distance away from neighbouring properties, as well as the absence of any mechanical equipment or plant, would ensure there would be no adverse noise pollution impacts arising to neighbouring properties as a result of the proposals.

There are no other amenity concerns to neighbouring residential properties resulting from the proposals given the nature and context of the works (see Section 4, 'Amenity' below for details).

## Site Description

The application site comprises a 4-storey (with basement) end-of-terrace residential property located on the north-eastern side of Gloucester Crescent, and is positioned centrally between its junctions with Inverness Street to the south-east and Oval Road to the west (see Images 1 and 2 below).



*Images 1 & 2 – site location plan of application site (outlined in red) & front view of property*

The building is Grade II listed building and forms part of a wider listed terrace of properties (nos. 30-35 consecutive). The site is located within the Primrose Hill Conservation Area.

The proposed works are restricted to the rear garden only where there are 17 x trees. These trees are protected through the conservation area designation. There are no Tree Preservation Orders placed on any trees in the rear garden.

## Relevant History

### Application Site:

**2022/4613/P & 2022/5487/L** - The erection of a single storey extension to the rear at lower-ground floor level and alterations to the existing staircase to the rear between the lower and ground floors. Planning permission & listed building consent granted 03/07/2023 (these works are substantially complete).

### Neighbouring properties:

**2016/1286/P** (no. 11A Gloucester Crescent) - 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. Planning permission granted 08/11/2016 (these works have been completed).

### Relevant enforcement history:

None

## Relevant policies

### **National Planning Policy Framework 2026**

### **London Plan 2021**

### **Camden Local Plan 2017**

- A1 Managing the impact of development
- A2 Open space

- A3 Biodiversity
- D1 Design
- D2 Heritage

### **Draft Camden Local Plan (DCLP)**

The Council has published a new DCLP (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission DCLP was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Examination in Public by a Planning Inspector concluded on 11 June 2026.

The Proposed Submission DCLP is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

### **Camden Planning Guidance**

- CPG Design (January 2021) - chapters 1 (Introduction), 2 (Design excellence), 3 (Heritage) and 4 (Landscape and public realm)
- CPG Home Improvements (January 2021) - chapter's 'Key principles' (pages 16-32), 'Materials' (pages 36-37) and 'Gardens' (pages 68-75)
- CPG Amenity (January 2021) – chapters 1 (Introduction), 2 (Overlooking, privacy and outlook) and 3 (Daylight and sunlight)
- CPG Trees (2019) - chapters 1 (Introduction), 2 (How the Council will protect trees) and 3 (New & replacement planting and management)
- CPG Biodiversity (2018) – chapters 1-4 (including all tables and appendices)

### **Primrose Hill Conservation Area Appraisal and Management Strategy** (adopted December 2000)

## **Assessment**

### **1. Proposal**

1.1 Planning permission and listed building consent are sought for external alterations in the rear garden, involving the installation of:

- a metal frame pergola structure
- a timber sauna enclosure, ice bath structure and outdoor shower on raised decking
- sections of trellis/posts to east and north (rear) boundary brick walls
- various hard and soft landscaping works, including installation of reclaimed Yorkstone paving, stepping stones and gravel/mulch path/areas, and ground planting
- removal of 5 x low amenity trees and planting of 9 x new trees

#### Revisions and additional information

1.2 Following concerns raised by the PHCAAC and the Council (see 'Consultations' summary section above), the applicant revised the proposal and provided additional drawings to show:

- reduction in size of pergola – length reduced from approximately 5.5 metres to 3.4 metres
- reduction in size of Yorkstone paved area – proposed outdoor dining area reduced in size (from approximately 31sqm to 19sqm) and replaced with increased green planting and gravel path
- omission of originally proposed vertical angled slatted fencing (along east party wall) – replaced by new square trellis sections (to match existing trellis heights)

1.3 The following assessment has therefore been made based on the revised proposal, giving consideration to its own individual merits, and taking into account the particular site context, including all relevant planning history, policies and guidance, as well as a response received from the PHCAAC during the statutory consultation period.

## **2. Assessment**

2.1 The principal considerations in the determination of the applications are:

- the design and impact of the proposals on the special architectural and historic interest of the listed host building, its' setting and significance, and on the character and appearance of the wider Primrose Hill Conservation Area,
- the impact of the proposal on neighbouring amenity, and
- the impact of the proposal on trees and biodiversity

## **3. Design and appearance**

3.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed to achieve high-quality development in Camden which integrates into the surrounding streets and townscape.

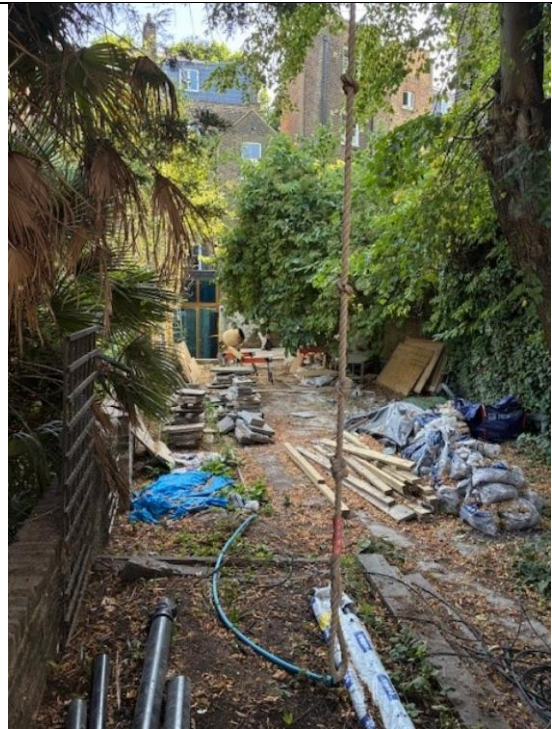
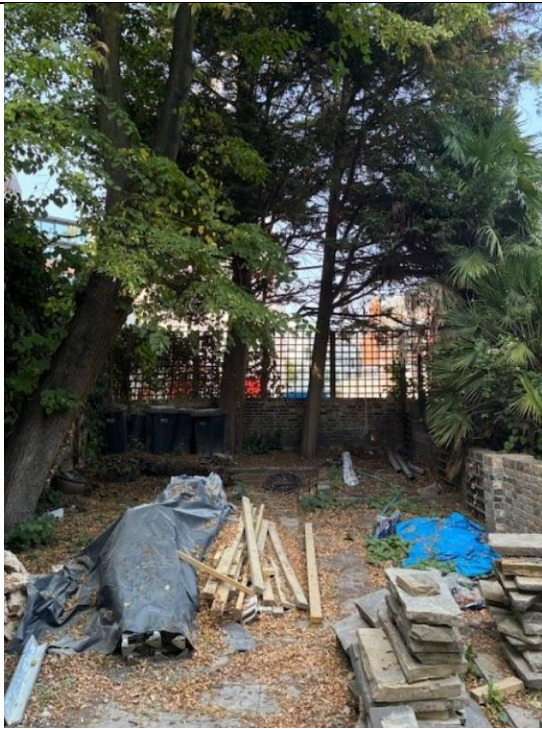
3.2 Local Plan Policy D2 (Heritage) states that the Council will only permit development within conservation areas that preserve or enhance the character and appearance of the area and resist proposals for alterations to a listed building where this would cause harm to the special architectural and historic interest of the building. Policies D1 and D2 are supported by Camden Planning Guidance (CPG) Design through the recognition that all development must be carefully considered to prevent harm to the particular character of a conservation area or a listed building and its' setting.

3.3 The Primrose Hill Conservation Area Appraisal and Management Strategy (adopted December 2000) supports the above policies and guidance through its designation as a conservation area and its policies designed to preserve or enhance the special interest of such an area.

3.4 Section 20 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF) advises that in making an assessment of a proposal, the potential effects on a heritage asset's significance (including through effects on their setting) should be considered rather than the scale of the development (Paragraph HE5: Assessing effects on heritage assets).

### **Background**

3.5 The existing rear garden of the application site is bounded by low brick walls with sections of trellises above on the northern and eastern sides, and with a tall brick wall to the west covered in part by sections of trellises and climbing plants (see Images 3-8 below).



Images 3 & 4 – views of existing rear garden (looking north and south respectively)



Images 5 & 6 – views of existing side boundaries of rear garden (east and west respectively)



Images 7 & 8 – views of existing rear (north) boundary wall and trellises

- 3.6 Some hardstanding remains in various places in the rear garden with miscellaneous building materials and equipment occupying various parts of the ground level surface area. There are 17 x surveyed trees located throughout the rear garden of varying species, age and condition; the garden otherwise being absent of any significant green planting, grass or vegetation, so contributing to its current poor state and appearance in soft landscaping terms.

### **Proposed works**

#### **Pergola and associated Yorkstone paving area**

- 3.7 A pergola structure is proposed to be located towards the centre of the garden, and as such, set well away from the rear of the listed building itself. The structure would comprise a painted steel frame measuring 2.5 metres in height with 5mm wire ropes spanning across. The pergola would be open on all sides, including the top, with slender 100mm frame sections and wire ropes intended to promote and support the organic growth of climbing plants up and over the vertical and top parts of the structure, so establishing a natural green environment around a retained area of outdoor garden space.
- 3.8 In terms of hard landscaping, reclaimed Yorkstone paving would be laid on the area beneath the proposed pergola to replace existing sections of impermeable paving in poor condition.
- 3.9 Following concerns raised by the PHCAAC (see 'Consultations' summary section above) and similar concerns raised by the Council, the applicant revised the proposal so as to reduce the size of the pergola (from approximately 5.5 metres long to 3.4 metres) and an associated reduction in the size of the paved area beneath (see Images 9-13 below).

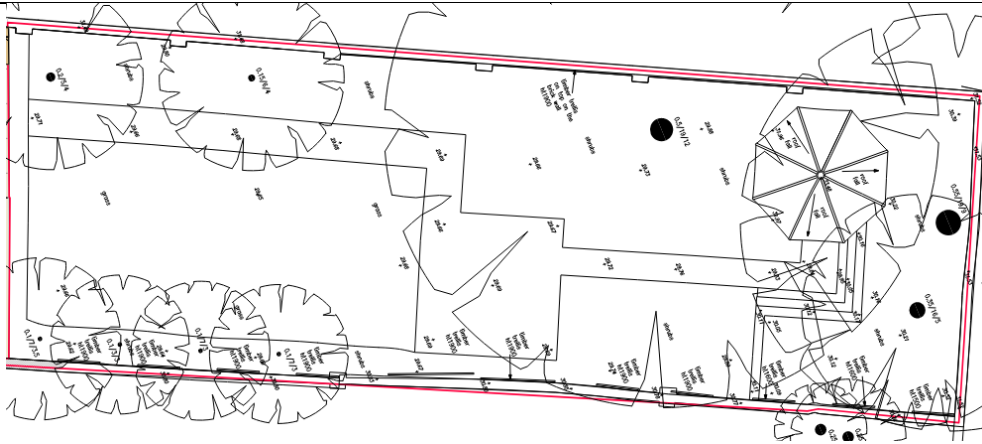


Image 9 – showing plan of existing rear garden

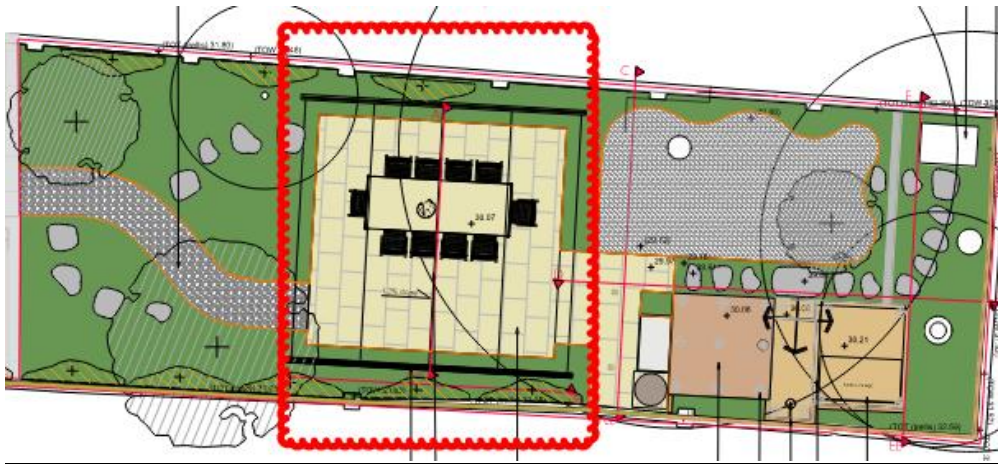


Image 10 – showing **original** proposal for pergola structure and paved area below (highlighted in red)

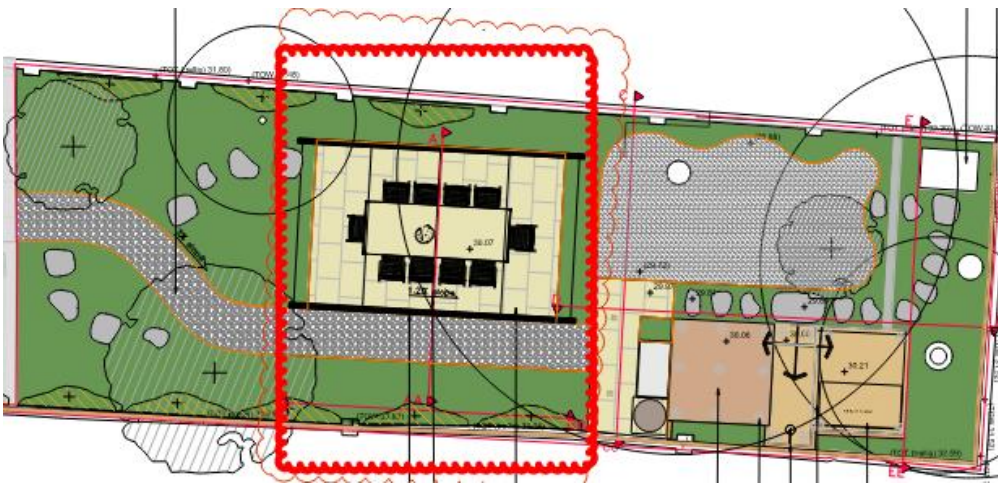
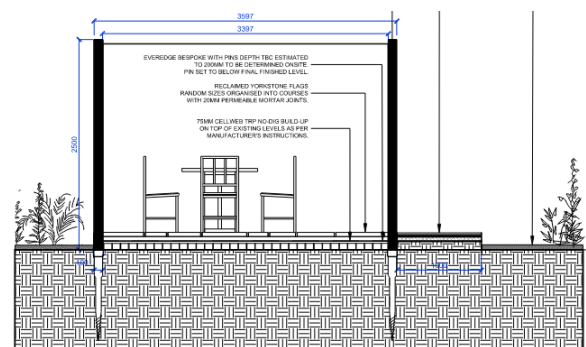
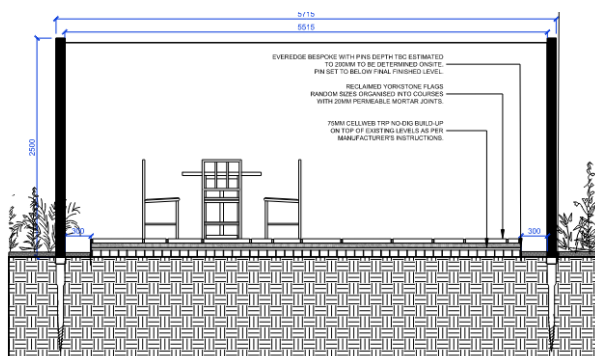


Image 11 – showing **revised** proposal for smaller pergola structure and paved area below (highlighted in red)



Images 12 & 13 – showing **original** and **revised** lengths respectively for the proposed pergola structure

- 3.10 This reduction in the depth of the pergola, along with the associated increase in ground level green planting and extended gravel path as a result, would ensure that the proposed structure as revised would read as a more lightweight and incidental addition, rather than a dominant central element of the rear garden as originally proposed. The slender frame and ability to grow plants up and over the structure would also contribute to this appearance without harm to the setting of the listed building, particularly given the significant relative distance between both.

#### Other outdoor structures

- 3.11 A number of smaller, outdoor structures are also proposed to be installed, clustered together within the rear north-east corner of the garden. These include a timber sauna enclosure, an ice bath structure, an external shower and BBQ/food preparation area on raised decking (see Images 14-16 below).

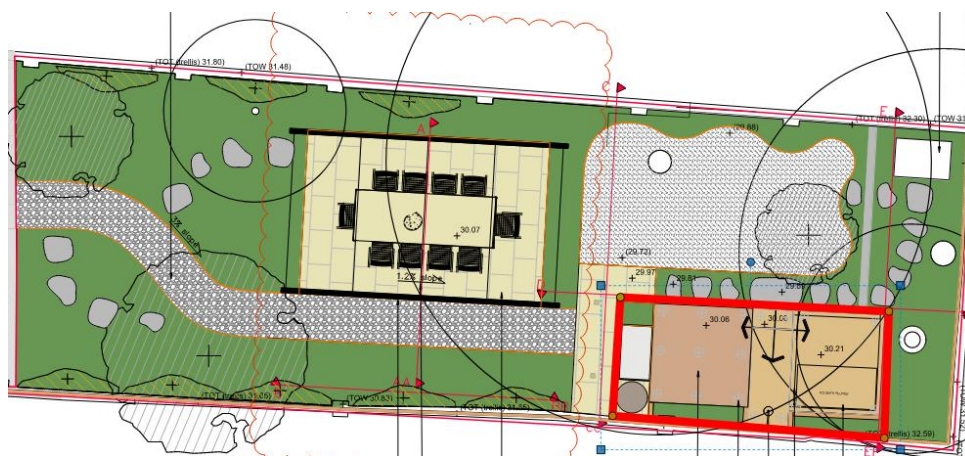


Image 14 – showing proposed rear north-east corner location for proposed outdoor structures (highlighted in red)

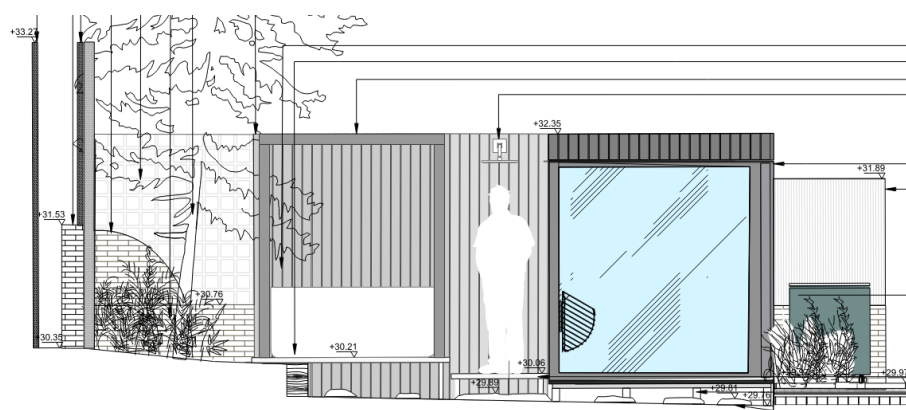


Image 15 – showing proposed outdoor structures in rear north-east corner of garden (looking east)



Image 16 – showing proposed outdoor structures in rear north-east corner of garden (looking north)

- 3.12 The proposed structures would be modest in terms of their design, height and scale, and as such, would read as unobtrusive ancillary features within the rear garden. The structures would be mainly screened from public and private views given their positions and heights relative to surrounding boundaries and mature trees.
- 3.13 The combined height of the walls and proposed trellises on northern and eastern boundaries would match existing heights as part of the proposals. The western boundary would remain unchanged.
- 3.14 The existing northern (rear) and western boundaries similarly comprise a wall and trellises which are approximately 3m high. The rear part of the garden boundary is at a raised level, and the proposed structures would therefore be located at a slightly lower garden level relative to this. As such, the proposed sauna structure would not be visible above this boundary given its height of 2.5m.
- 3.15 The existing eastern boundary wall and trellis immediately adjacent to the area where the proposed structures would be sited is approximately 2.5m high (and tapers downwards to a lower height along the remainder of the garden away from the location of the structures), and as such, the structures would not be visible above the adjacent boundary height.
- 3.16 The sauna enclosure and ice bath structures would be set-back from the neighbouring (eastern) boundary by approximately 400mm with the external shower only positioned immediately adjacent to the eastern boundary.
- 3.17 None of the proposed structures would require any external condensers, mechanical equipment, plant or flues. All facilities would be electrically sourced with no wood or other type of burning involved. Any plumbing would be fixed to a proposed section of timber clad wall behind the outdoor shower.
- 3.18 Importantly, it is noted that all structures would be clustered together in a rear corner of the garden at the furthest distance away from the rear of the listed host building, and as such, would not cause any harm to the setting of the listed building or to its significance.

#### Trellises and posts

- 3.19 The existing rear garden of the application site is bounded by low brick walls with sections of trellises above on the northern and eastern sides, and with a tall brick wall to the west covered in parts by sections of trellises and climbing plants (see Images 3-8 above).
- 3.20 While the existing brick boundary walls are not explicitly referred to in the building's listing, they are nevertheless characteristic features of rear boundary treatments for the wider listed terrace (of which the host property forms part) and contribute to the significance and setting of the listed building, as well as, to the character and appearance of the Primrose Hill Conservation Area. As

such, it is important to note that all existing brick walls would be retained as part of the proposals and repointed on a like-for-like basis as necessary to ensure their ongoing preservation and structural stability.

- 3.21 It is firstly noted that following concerns raised by the Council, the applicant revised proposals for the eastern boundary by replacing unsuitable contemporary western red cedar fencing (comprised of 45-degree angled, vertical slats) with more appropriate square timber trellises which would have a less solid and more traditional appearance.
- 3.22 The new square timber trellises would replace existing sections on both the eastern and northern boundaries. Each section of trellis would be fixed to the top of each wall by supporting posts attached to the inner face of the wall. In this way, the works would be wholly reversible so as not to cause any harm to any existing (or repointed) brickwork.
- 3.23 The combined height of the walls and trellises would match existing heights and continue to allow natural light and ventilation to pass through them for the benefit of both the host and neighbouring gardens. The visual impact of any replacement trellises would also be softened to some degree by extensive new vegetation and planting proposed throughout the rear garden.

#### Hard and soft landscaping works

- 3.24 Some hardstanding remains in various places in the rear garden with it otherwise being absent of any significant green planting, grass or vegetation (save for several trees), so contributing to its current poor state and appearance (see Images 3-8 above).
- 3.25 In terms of hard landscaping proposals, the area beneath the proposed pergola would incorporate reclaimed Yorkstone paving laid with a root protection system to replace existing sections of impermeable paving. A new gravel path would lead from an area adjacent to the rear of the house to this new paved area (which would provide an outdoor dining space) and to access the other facilities in the far north-east corner. Stepping stones, mulch and wood bark paths and areas would complete the proposed extent of hard landscaping.
- 3.26 Other than the proposed outdoor structures, therefore, the remainder of the garden would be given over to soft landscaping in the form of grass lawn and ground planting (e.g. perennials, shrubs, climbers, etc.), equating to approximately 60% of the garden area (see Image 14 above showing proposed landscaping plan).
- 3.27 Though some trees are proposed to be removed from the rear garden (x5 in total), a significant number of existing trees would remain (x12 in total) with an additional 9 x new trees proposed to be planted throughout the site (see Section 5, 'Biodiversity', below regarding tree and biodiversity impacts at the site).
- 3.28 The hard and soft landscaping proposals in combination would allow rainwater to permeate into the ground without undue surface runoff, so providing a sustainable drainage solution (SUDS) that would help mitigate the risk of any potential flooding and ensure that an acceptable level of rainwater attenuation and drainage management would be present at the property.
- 3.29 This general reduction in impermeable paving and surfaces in favour of permeable replacement materials and green planting is considered to represent sympathetic alterations that would enhance the existing character and appearance of the rear garden. A condition has been attached to any approval in this regard.

#### Heritage impacts - summary

- 3.30 In heritage terms, the impact of the proposals would be limited, and the alterations would not diminish the ability to understand or appreciate the significance of the listed host building or its' setting, nor would they be detrimental to the settings of any other listed buildings situated within the terrace or nearby.

3.31 Overall, therefore, the proposed alterations are not considered to be harmful to the special architectural and historic interest of the listed host building, its' setting and significance, and would preserve the character and appearance of the host building and wider Primrose Hill Conservation Area. As such, the proposed development is acceptable in design terms in general accordance with Camden Local Plan Policies D1 (Design) and D2 (Heritage), and all relevant guidance.

3.32 In considering whether to grant listed building consent for the proposed works, the Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area.

#### **4. Amenity**

4.1 Local Plan Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 There are no amenity concerns to neighbouring residential properties resulting from the proposals given the nature and context of the proposed works to an existing large rear garden space and its boundaries.

4.3 The proposed pergola would be open on all sides and comprise slender frame sections and wires that would promote organic growth and climbing plants, so enhancing the wider natural green environment of the wider rear terrace for the benefit of both the host and neighbouring occupants. In this context, the new dining area beneath would be used much like any outdoor garden area in residential use, without adversely affecting the outlook or privacy of any habitable room or outdoor living space of any adjoining property.

4.4 The proposed outdoor sauna, ice-bath and shower facilities would be mainly screened from both public and private views given their positions and heights relative to surrounding boundaries and mature trees, preventing any loss of daylight/sunlight or increased sense of enclosure to neighbouring properties.

4.5 Additionally, the side orientation of the main access and activity points (for users of the structures and their facilities) would face into the host garden and be angled away from both the host building and neighbouring properties in Gloucester Crescent, so further minimising their presence and any potential for loss of privacy or increased light pollution, especially in winter or evenings when the potential for light-spill is typically greater.

4.6 The rear north-east corner location of the structures would also ensure that they are sited a significant distance away from the rear elevations of neighbouring properties, and as such, would unlikely introduce any adverse noise impacts associated with their use, beyond those typically arising from any incidental domestic activity within a private garden.

4.7 Finally, none of the proposed structures would require any external condensers, mechanical equipment, plant or flues, or involve any wood burning or other type, so ensuring that no adverse noise or smoke related pollution impacts would result to neighbouring properties.

4.8 As such, the proposals accord with Camden Local Plan Policy A1 (Managing the Impact of Development) and with Camden Planning Guidance in amenity terms.

#### **5. Biodiversity**

##### Trees

5.1 Local Plan Policies A2 (Open space), A3 (Biodiversity) and D1 (Design), supported by Policies PH32 and PH33 of the Primrose Hill Conservation Area Appraisal and Management Strategy,

advise that the Council will seek to protect rear gardens and resist development that occupies an excessive part of the garden or results in the loss of trees and vegetation of significant amenity, historic, cultural or ecological value.

- 5.2 As part of the proposals, 5 x low amenity trees of limited ecological or environmental value would be removed from the rear garden in conjunction with the overall landscaping plan (identified as T012 to T016 inclusive) with their losses proposed to be mitigated through the replacement planting of 9 x trees and woody plants.
- 5.3 A Council Tree Officer has reviewed the tree protection measures and methodology as set out in the supporting document, 'Arboricultural Survey, Impact Assessment and Method statement' from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026.
- 5.4 Following this review, the information is considered sufficient to demonstrate that no existing trees will be adversely affected by the proposals, particularly as the proposed scheme involves only minor excavation works within the identified root protection areas. This includes the insertion of ground screws or screw piles as part of foundation works associated with the installation of the proposed pergola and sauna. The degree of encroachment in these areas is considered to be minimal and will be undertaken by hand where possible with any significant roots (those over 25mm in diameter in line with BS5837:2012) to be retained.
- 5.5 As such, the impact of the proposed scheme on any nearby trees and on biodiversity at the site is considered to be acceptable and sufficient to demonstrate that the trees to be retained would be adequately protected (subject to a number of conditions attached to this decision in regard to tree protection measures and the approved landscaping works) in accordance with Camden Local Plan Policies A2 (Open space), A3 (Biodiversity) and D1 (Design).

#### Biodiversity Net Gain

- 5.6 Local Plan Policy A3 (Biodiversity), in support of the London Biodiversity Strategy and the Camden Biodiversity Action Plan (BAP), seeks to ensure that the Council maximises opportunities for biodiversity in and around developments in order to deliver a net gain in biodiversity and a range of wider environmental benefits. It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for major applications on 12/02/2024 and for small sites on 02/04/2024.
- 5.7 However, there are several statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.
- 5.8 In this particular case, there is no requirement for the approval of a BNG because the application relates to a Householder development.

## **6. Recommendation**

- 6.1 It is therefore recommended that planning permission and listed building consent be granted

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th September 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/1596/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 21 September 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

The Heritage Practice Ltd.  
10 Bloomsbury Way  
London  
WC1A 2SL

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**35 Gloucester Crescent**  
**London**  
**NW1 7DL**

Proposal:

External alterations in rear garden, involving installation of timber sauna enclosure, ice bath structure and outdoor shower on raised decking, a metal frame pergola structure, sections of trellis/posts to east and north (rear) boundary brick walls, and various hard and soft landscaping works, including installation of reclaimed Yorkstone paving, stepping stones and gravel/mulch path/areas, ground planting and tree works (removal of 5 x low amenity trees and planting of 9 x new trees).

Drawing Nos: 2124\_A\_P10.001; (253\_P-00-)104 rev 01, 105 rev 02, 108 rev 02, 110; (253\_D-00-)200 rev 02, 202 rev 02, 206 rev 01; Heritage Appraisal from The Heritage Practice dated February 2026; Email from The Heritage Practice dated 03/07/2026; Arboricultural Survey, Impact Assessment and Method statement from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026; Tree Protection Plan (ref. ASIAMS207-M03).

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: 2124\_A\_P10.001; (253\_P-00-)104 rev 01, 105 rev 02, 108 rev 02, 110; (253\_D-00-)200 rev 02, 202 rev 02, 206 rev 01; Heritage Appraisal from The Heritage Practice dated February 2026; Email from The Heritage Practice dated 03/07/2026; Arboricultural Survey, Impact Assessment and Method statement from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026; Tree Protection Plan (ref. ASIAMS207-M03).

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application. All existing brick boundary walls should be retained and repointed as necessary on a like-for-like basis.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the approved documents entitled, 'Arboricultural Survey, Impact Assessment and Method statement' from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026 and 'Tree Protection Plan' (ref. ASIAMS207-M03). This includes measures in relation to all approved ground disturbance and foundation works, such as those involving the insertion of ground screws as shown and described on the approved drawings and arboricultural report.

All trees on the site, or parts of trees grow from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist and monitored in accordance with the approved arboricultural report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved plans and landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, [Building.Control@camden.gov.uk](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).
- 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](http://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 Biodiversity Net Gain (BNG) Informative:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan (BGP) has been submitted to the local planning authority (LPA), and
- (b) the LPA has approved the plan.

The LPA that would approve any BGP (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

This application will not require the approval of a BGP before development is begun because it is a Householder Application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 ("1990 Act") and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5m in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the BGR (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) ("1990 Act")

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

**++ Phased development**

The BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DECISION**

Application ref: 2026/1625/L  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 14 September 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

The Heritage Practice Ltd.  
10 Bloomsbury Way  
London  
WC1A 2SL

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**35 Gloucester Crescent**  
**London**  
**NW1 7DL**

# DECISION

#### Proposal:

External alterations in rear garden, involving installation of timber sauna enclosure, ice bath structure and outdoor shower on raised decking, a metal frame pergola structure, sections of trellis/posts to east and north (rear) boundary brick walls, and various hard and soft landscaping works, including installation of reclaimed Yorkstone paving, stepping stones and gravel/mulch path/areas, ground planting and tree works (removal of 5 x low amenity trees and planting of 9 x new trees).

Drawing Nos: 2124\_A\_P10.001; (253\_P-00-)104 rev 01, 105 rev 02, 108 rev 02, 110; (253\_D-00-)200 rev 02, 202 rev 02, 206 rev 01; Heritage Appraisal from The Heritage Practice dated February 2026; Email from The Heritage Practice dated 03/07/2026; Arboricultural Survey, Impact Assessment and Method statement from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026; Tree Protection Plan (ref. ASIAMS207-M03).

The Council has considered your application and decided to grant 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: 2124\_A\_P10.001; (253\_P-00-)104 rev 01, 105 rev 02, 108 rev 02, 110; (253\_D-00-)200 rev 02, 202 rev 02, 206 rev 01; Heritage Appraisal from The Heritage Practice dated February 2026; Email from The Heritage Practice dated 03/07/2026; Arboricultural Survey, Impact Assessment and Method statement from Reeves Arboricultural Services (ref. ASIAMS207.4) dated 24/02/2026; Tree Protection Plan (ref. ASIAMS207-M03).

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 the Building Safety Act 2022, the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 and any other applicable Building Regulation requirements may require a further application for listed building consent. It is your responsibility to ensure that all statutory requirements are met before construction begins.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, [Building.Control@camden.gov.uk](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).
- 3 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.

- 4 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](http://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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DECISION**