



Historic England

Sir/Madam Duty Determination Team
London Borough of Camden
Development Management
Town Hall, Judd Street
London
WC1H 9JE

Direct Dial: 020 7973 3721

Our ref: L01561184

27 June 2023

Dear Sir/Madam Determination Team

Arrangements for Handling Heritage Applications Direction 2021

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

**GLOUCESTER LODGE 12 GLOUCESTER GATE AND 12 & 13 GLOUCESTER GATE MEWS LONDON NW1 4HG
Application No 2023/2290/L**

Applicant:	Mr M Namaki
Grade of building(s):	I
Proposed works:	Erection of a double height glazed link connecting 12 Gloucester Gate and 12 and 13 Gloucester Gate Mews and associated works.
Drawing numbers:	Drawings as approved
Date of application:	5 June 2023
Date of referral by Council:	5 June 2023
Date received by Historic England:	5 June 2023
Date referred to DLUHC:	23 June 2023

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

Yours sincerely

Thomasin Davis

Assistant Inspector of Historic Buildings and Areas
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NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



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GLOUCESTER LODGE 12 GLOUCESTER GATE AND 12 & 13 GLOUCESTER GATE MEWS LONDON NW1 4HG Application No. 2023/2290/L

Thank you for your letter of 5 June 2023 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your Authority in determining the application.

Historic England Advice

Significance

The Site comprises three buildings, 12 Gloucester Gate, 12 Gloucester Gate Mews, and 13 Gloucester Gate Mews. 12 Gloucester Gate is a semi-detached Regency villa built by James Burton in 1828 as part of John Nash's Regents Park development and is known as Gloucester Lodge. The two mews buildings to the rear comprise two storeys and are separated from 12 Gloucester Lodge by an enclosed courtyard.

As a whole, the house is highly significant for its aesthetic value, the rarity of the survival of its internal features when compared with other Nash-period properties around the park, the historic association with James Burton and John Papworth, the preservation of its setting both to the rear where historic mews buildings survive and to the front where the villa garden forms a relationship to the Grade I registered park.

Gloucester Lodge is listed Grade I in recognition of its high historic and aesthetic significance.

Impact

These proposals follow the grant of planning permission and listed building consent for



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a number of works and alterations to the buildings including a single-storey glazed link between No. 12 Gloucester Gate and numbers 12 & 13 Gloucester Gate Mews which amalgamates the three elements into a single house (LPA refs: 2020/0441/P and 2020/0427/L). The planning permission and listed building consent have been partially implemented.

The proposals are for the construction of a two-storey link building within the courtyard between Gloucester Lodge and the mews building. The link building would be constructed of curved glass in a waved design and a curved roof which would arch over the window on the rear elevation of the house.

The proposal for a two-storey link was first put forward in November 2015. Since then, Historic England has consistently advised against a large link structure because it would harm the setting of the Grade I listed house.

We consider that the traditional separation of a villa and its mews would be eroded by this intervention, that it would obscure the rear elevation of the mews and intrude on the primacy of the rear elevation of the main house as viewed from the courtyard.

The form of the link building is without any reasonable comparison or source anywhere on the terrace. Its waved form which curves over the window on the rear elevation of Gloucester Lodge is architecturally at odds with the orthogonal planning of the rest of the terrace.

The resulting clash of forms, and the protrusion of the building into the courtyard, is likely to lack context or subservience to the Grade I listed building. Historic England considers the result to be a harmful intervention to an otherwise highly significant historical composition. This harm is 'less than substantial' in the terms of the NPPF.

Policy

When considering applications that affect a listed building, your Authority has a duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting, or any of its features of special architectural or historic interest.

The National Planning Policy Framework (NPPF) 2021 lays out government policy relating to the planning system. Section 16 of the NPPF deals with the historic environment. It makes clear that when considering the impact of a scheme, the significance of the asset should be considered, and any conflict with its conservation should be avoided or minimised (para.195).

Great weight should be given to a heritage asset's conservation, and this should be greater for the most important assets (para.199). A clear and convincing justification





should be provided for any harm caused (para.200), and any harm should be weighed against the public benefits - including any heritage benefits - of the scheme (para.202).

Position

Historic England considers the proposals to cause harm to the significance of the Grade I listed building, for the reasons set out above.

We think there are ways to reduce harm in line with paragraph 195 of the NPPF. We suggest options are explored to re-design the link building in a way that reinforces the spirit of the historic building rather than competing with it. In practice, we think the design would benefit from being lower in height and redesigned to be more complimentary to the listed building.

When considering proposals that affect the significance of designated heritage assets, decision-makers are required by the NPPF to give great weight to their conservation and to be satisfied that any harm is clearly and convincingly justified and outweighed by public benefits (Paragraphs 193-196).

Recommendation

Subject to consideration of the matters raised above, we are content for your Authority to determine the outcome of this application as they see fit and in accordance with national legislation and policy. As such I attached a draft letter of Authorisation pending endorsement by the Secretary of State.

Please note that this response is related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely

Thomasin Davis

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Assistant Inspector of Historic Buildings and Areas
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