

through...

heritage statement

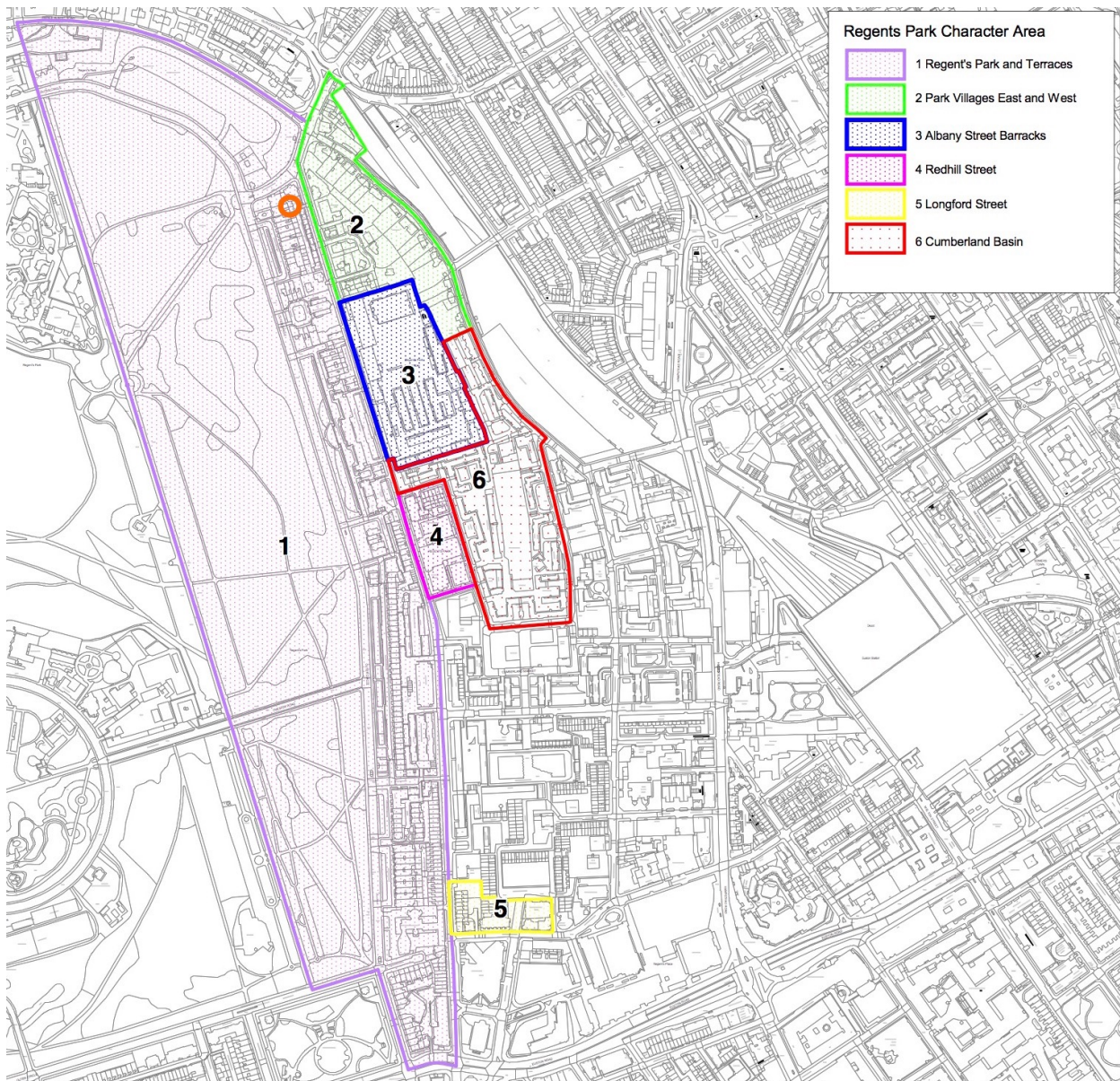
Prepared for: London Borough of Camden

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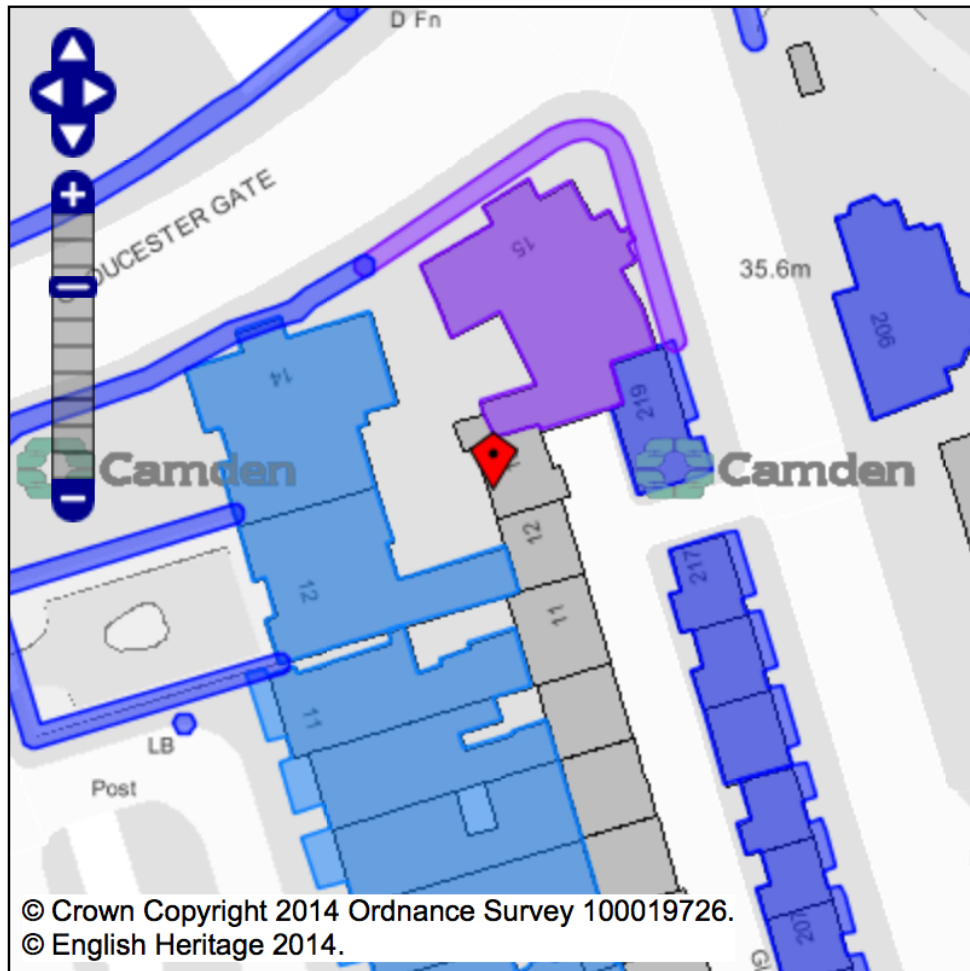
17 December 2014

Planning Application: 2014/6738/P




significance of the architectural and historical interest and character of the building



The building is located in the Regents Park and Terraces Character Area, see above, location circled in orange. These properties are own by Crown Estates and have additional requirements for retention of character and heritage.



Map Legend

-  Grade I Listed
-  Grade II Listed
-  Grade II* Listed

The building is the most northerly mews property on Gloucester Gate Mews, it is not listed but is flanked by Grade 1, Grade II and Grade II* properties.

principles of and justification for the project within a Conservation Area and proposed works

13 Gloucester Gate Mews is the last remaining mews property to have not been converted to make the ground floor garages / stables into habitable accommodation. It is proposed to convert the existing two garages at ground floor into additional living space to provide two additional bedrooms.

This involves extending out onto the existing flat roof area, which adjoins the rear boundary of no.13 Gloucester Gate and rear wing of no.15 Gloucester Gate (grade II* listed), creating a two storey structure. The proposed first floor extension would be the same width and depth as the existing flat roof area. The extension would have a flat roof and would measure 2.5m in height above the existing parapet and would be 2.6m deep and 3.6m wide. It would be constructed using matching brickwork to the existing building and would incorporate a new side facing, obscure glazed window.

To the front elevation, several, small, high level windows are proposed across the existing garage doors. A new timber entrance door is also proposed.

This application is a resubmission of the approved application ref: 2010/6951/L (see planning history). This submission differs from the approved scheme as the new side facing window in the first floor extension would be obscure glazed and the materials used would be brick rather than timber (although a condition was placed on this consent seeking matching brickwork).

impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings

LDF policies DP24 and DP26 allow domestic extensions and alterations provided there would be no harm to the character and appearance of existing dwelling, the surrounding area or the residential amenity of nearby residents through overshadowing, loss of outlook and loss of privacy. Likewise policy DP25 will allow development provided it preserves and enhances the character and appearance of the conservation area and does not harm the setting of listed buildings. The proposed first floor extension would only be slightly visible from part of Gloucester Gate Mews due to the massing of the two buildings, which flank the application site and the height of the existing boundary wall. Whilst the extension would be visible from Gloucester Gate, it would be positioned a substantial distance from the main pavement and therefore would not have a dominant appearance in regard to the public realm.

The proposed extension would not be overly dominant in regard to its impact on the application site and would be sympathetic to its character given the use of matching brickwork. As a result it would not have a negative impact upon the setting of no. 15 Gloucester Mews, the adjacent grade II* listed building.

The existing garage doors and metal hinges are considered to be a key feature of the mews with many of the adjoining garages retaining their original doors. It is proposed to provide two glazed openings in each door. There are similar openings in each of the garage doors of other properties within the mews and overall it is considered that these interventions are fairly minor within this context. The new/refurbished timber door would retain the metal hinges but also match those in the mews and is acceptable; it would also be more in keeping with the garage doors than the existing.

consultations and references

The following have been consulted or referred to in developing this proposal

- London Borough of Camden Planning Department and previous approved proposals
 - English Heritage, through reference to previous applications
 - London Borough of Camden 'Regent's Park Conservation Area Appraisal and Management Strategy'
 - London Borough of Camden online published documentation and guidance on listed buildings and heritage
 - The Crown Estate 'Restoration of Regent's Park Terraces' booklet
 - THE CROWN ESTATE 'GUIDELINES AND STANDARD SPECIFICATION TO ARCHITECTS FOR THE REGENT'S PARK, KENSINGTON PALACE GARDENS, ST. JAMES'S, PALL MALL SOUTH, HAYMARKET AND LOWER REGENT STREET RESIDENTIAL AND COMMERCIAL ESTATES' 7th edition January 2014
 - The Crown Estate nominated Heritage Adviser Architects (Purcell)
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