

**219 Albany Street
London NW1 4AB**

**Development Management Team
Camden Town Hall
Judd Street
London WC1H 9JE**

20th November 2015

Dear Development Management Team,

COMMENTS ON PLANNING APPLICATION 2015/6092/P converting 12 Gloucester Gate (Gloucester Lodge), and 12/13 Gloucester Gate Mews London NW1 4HG into a single dwelling house.

I send the following comments as the owner of a Crown Estate lease on 219 Albany Street NW1 4AB which is directly in front of 12 and 13 Gloucester Gate Mews. My house is curiously not mentioned in the "Neighbours" section of the application's Heritage statement though it is only a few metres away. But the applicant's Heritage Statement contains a number of curiosities.

The applicant's Heritage statement declares that "the mews buildings are not listed. Their demolition and rebuilding therefore raise no issues of special interest". There are at least two references to these mews properties as unlisted.

On the contrary, in the Regent's Park Conservation Area Appraisal and Management Strategy document adopted by Camden Council on 11th July 2011, both 12 and 13 Gloucester Gate Mews are clearly included in the listing of Gloucester Lodge (12 Gloucester Gate) "by virtue of curtilage and attachment". (page 38). On page 28 of Camden's Conservation Area document there is reference to Gloucester Gate Mews as "the most intact of the Nash mews, (retaining) a real sense of their past function".

Thus my most important point in objecting to the new Plans is that two buildings of real local historical and cultural significance in Camden will be pulled down and replaced by modern versions of themselves, with a basement level excavated beneath. Far from being "uninhabitable" (to quote the Planning application), 13 Gloucester Gate Mews has been inhabited within the past few years by both its owner and by sub-lessees, and 12 Gloucester Gate is inhabited to this day.

(over)

My second point is about access during what the applicant perhaps optimistically calls a "twelve month's build programme". The entrance to Gloucester Gate Mews is not wide, and currently Camden's own Rubbish and Recycling vehicles, which are large, have some difficulty in turning safely into Gloucester Gate Mews without scraping my house. I am grateful for the skills of the drivers. If there are to be dozens of potentially large demolition, digging and construction vehicles, over a period of many months, trying to navigate their way into the Mews from Albany Street, there will be great daily potential for residual damage to both 217 and 219 Albany Street. It will also, I suggest, render access for the Council's larger vehicles almost impossible, leaving Mews residents unable to benefit from Camden's rubbish or recycling facilities.

In short, I believe the demolition and rebuilding of 12 and 13 Gloucester Gate Mews will seriously affect the delivery of local services and quite likely cause damage to neighbouring houses because of difficult access for construction vehicles. It will also destroy the important character and authentic charm of the north end of Gloucester Gate Mews, which (see above) are a protected part of Camden's history.

Yours faithfully,



Susan MacGregor (Ms. S.K. MacGregor)