

ADVICE from
THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE
12A Manley Street London NW1 8LT

5 September 2016

12 Gloucester Gate, 12 & 13 Gloucester Gate Mews, NW1 4AD 2016/4549/P

Erection of single storey extension connecting 12 Gloucester Gate to mews building; insertion of rooflight; excavation of basement to extend below rear courtyard and mews properties; remodelling of mews properties with sash windows at upper ground floor (facing courtyard), parapet height raised, and erection of hipped, pitched roof to 12 Gloucester Gate Mews following demolition of 12 and 13 Gloucester Gate Mews behind retained elevation facing Gloucester Gate Mews.

Objections.

1. The Committee noted that this application is very much more appropriate to the Listed Buildings than the applications made in 2015. We acknowledge the work of officers in this improvement.
2. The Committee's main objections to this application are to the extent of demolition of listed fabric, the extent of the double basements in terms of both sustainability and the harm to the Listed Buildings, the relation of the new work to the spaces in the Listed Buildings, energy use, light pollution, and landscape sustainability.
3. The Committee objects to the scale of the new work in the proposed basements and spaces in the mews houses. These spaces appear, like the catering kitchen, to be on a commercial rather than a domestic scale. They are wholly inappropriate in association with the spaces in the Listed Building where the modulation from the major reception spaces in the main house to the more modest spaces in the same house and to the small scale spaces in the mews house are key to the significance of the plan of the 12 Gloucester Gate with its mews houses at 12 and 13 Gloucester Gate Mews. These proposals are substantially harmful to the special significance of the group.
4. The extent of demolition in the mews houses is not appropriate in Grade I Listed Buildings: much more of the fabric can and should be retained.
5. The extensive basements appear to require substantial plant, see the large plant room in the mews. We question this proposal on sustainability grounds: energy use must be limited to achieve the Paris Agreement objectives.
6. We are concerned with light pollution from the proposed conservatory: what methods will be used to limit light pollution?
7. We question the sustainability of the landscape proposals: there needs to be an agreed, legally enforceable, maintenance plan for the landscape, which is an integral part of the design of the Park and its buildings.



Richard Simpson FSA, Chair