

Gareth Fox  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/4554/L**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

22 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**12 Gloucester Gate**  
**12 & 13 Gloucester Gate Mews**  
**London**  
**NW1 4AD**

#### Proposal:

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 and internal alterations to 12 Gloucester Gate including installation of lift and alterations at 1st and 2nd floor level.

Drawing Nos: Design and access statement prepared by Make dated August 2016; Daylight and Sunlight Report prepared by EB7 dated 5th August 2016; Planning statement prepared by Montague Evans dated August 2016; Heritage Statement prepared by Montague Evans dated August 2016; Basement Impact Assessment with Appendix A-J prepared by Technicker dated 12.08.2016; Outline Construction Management Plan prepared by Technicker dated 12.08.2016; Basement Impact Assessment - Addendum 01 & 02 prepared by Techniker dated 21.09.2016 & 04.10.2016; Arboricultural Impact Assessment prepared by Environmental Services dated 11th August 2016; Addendum To Arboricultural Impact Assessment prepared by Environmental Services dated 14th



November 2016; PD2200 01; PD2201 02; PD2202 02; PD2203 01; PD2204 02; PD0010 01; PD0011 01; PD0999 01; PD1000 01; PD1000A 01; PD1001 01; PD1002 01; PD1003 01; PD1100 01; PD1101 01; PD1200 01; PD1201 01; PD1202 01; PD1203 01; PD1204 01; PD1205 01; PD1499 01; PD1500; PD1501; PD1502; PD1503; PD1601; PD1701; PD1703; PD1704; PD1999 05; PD2000 02; PD2000A 03; PD2002 02; PD2003 02; PD2100 01; PD2101 01; PD1998 03; PD2001 03; PD2205 05; PD3910

The Council has considered your application and decided to grant Listed Building Consent 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement for the demolition and excavation, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the commencement of works to 12 Gloucester Gate Mews, a photographic record of the interior shall be made and submitted to the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All historic fabric (joinery, original bricks or York stone) removed during the course of the works to be salvaged and retained on site for reuse within the scheme unless otherwise agreed in writing with the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Full details of all new joinery at a minimum of 1:20 scale and with typical sections at a minimum of 1:2 scale.

b) Full details of the new garden room including details of the junction with the brickwork of the listed buildings.

c) A sample brickwork panel for all new masonry to be provided on site (and retained on site during the course of the works).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Should any historic fabric be uncovered during the course of the works the works should cease in the specific area and the conservation officer contacted with a view to agreeing their retention or salvage.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

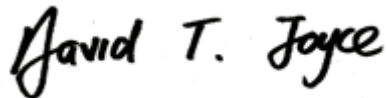
Informative(s):

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You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities