

PD10547/CM/TT

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24 March 2017

Nora-Andrea Constantinescu
Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
C/O Town Hall, Judd Street
London WC1H 9JE

**BY PLANNING PORTAL REF:
PP-05935363**

Dear Nora

10 GLOUCESTER GATE, CAMDEN, LONDON, NW1 4HG

**APPLICATION FOR VARIATION OF CONDITION 2 FOLLOWING GRANT OF PLANNING PERMISSION
(2016/3706/P) – SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT**

**APPLICATION FOR VARIATION OF CONDITION 2 FOLLOWING GRANT OF LISTED BUILDING CONSENT
(2016/4064/L) – SECTION 19 OF PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990**

On behalf of our Clients, Mr and Mrs Salem Ltd, we enclose:

- an application to under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 of permission 2016/3706/P to permit minor material amendments to the development at 10 Gloucester Gate.
- an application under Section 19 of the Listed Building and Conservations Areas Act 1990 to vary Condition 2 of consent 2016/4064/L.

The description of the approved development is as follows:

“Various alterations to dwelling house and mews including replacement of the rear extension, mews roof rebuilt and alterations to fenestration, internal refurbishment consisting of demolition and reposition of some partition walls and other internal alterations.”

Condition 2 for both permissions 2016/3706/P and consent 2016/4064/L states:

“The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.”

The approved plans for both permissions are:

00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02;
16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04;
18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04;

18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

A minor material amendment is now sought to alter the plan of the second floor bedroom by removing the partition wall separating the existing dressing room, and reinstating a doorway from the second floor stair landing. These alterations are illustrated in revised drawings 11_02_P02, 18_02_01_P02, 18_02_03_P02, and 18_02_04_P02.

Removal of the partition wall in first floor bedroom

An important benefit of the approved application is the sensitive refurbishment of the main house, which is Grade I listed and was constructed around 1827 to the designs of John Nash (1762-1836). This was achieved through the reinstatement of historic features and architectural detailing that were identified through a comprehensive understanding of the building's history.

Our Clients have had the opportunity to reconsider the proposed layout of the second floor bedroom. Investigative works have shown that the partition wall separating the bedroom and dressing room comprises modern gypsum plaster and wire mesh, applied to historic studwork. The investigative works were approved by the Council by email on 1st February 2017.

It is not clear when the studwork was constructed, only that historically laths were in place but were removed, most likely before the modern gypsum plaster had been applied. The internal wall cavity filled with modern insulation suggesting that the works took place as part of the 1987 refurbishment of the property.

The main considerations of these applications are whether the removal of the partition wall will harm the significance of the listed building through loss of historic fabric, and/or to the plan form of the second floor and affecting the vertical hierarchy of space through the listed building.

Dealing with the first point, the timber studwork appears to be sawn timbers that are typical of the nineteenth century. This is the only part of the fabric that remains. In our judgement, the studwork has some, but limited historic interest.

In relation to the change in plan form, classically planned London town houses are defined, to a great extent, by the notion of a hierarchy of space. High status areas are universally located in the ground and first floors of the principal house. These floors had greater dimensions than the floors above or below to emphasise their status.

The removal of the partition would reveal the full extent of the front elevation of the house, allowing those within the bedroom to appreciate the three large multi-pane sash windows. The retention of the adjoining bathroom in its current location will ensure that the overall dimensions of the room will be perceived as a secondary space, rather than the full 'L' plan of the principal rooms on the first floor, for example.

The removal of the studwork would result in some loss of historic studwork. However, it must be recognised that that loss would affect fabric that has already been altered.

To add further justification, we note that a similar arrangement exists in the neighbouring property at No. 11 Gloucester Gate (Enclosure 1). We have appended the second floor plan which was illustrated as part of the permitted scheme of 2011 (LPA References: 2011/3152/P & 2011/3160/L).

In our judgement the works would be minor, and the overall hierarchy of space through the building would remain legible and the special interest of the listed building would be preserved. Should the Council consider that the work would have an adverse effect through loss of fabric, the Applicant would consider the retention of the studwork, as far as practically possible, to form jambs for the new opening, and so preserve the fabric in situ.

Doorway to the second floor bedroom

Through the process of undertaking investigative works, and re-examining the historic plans of the building, it is apparent there was formerly an opening to the bedroom from the stair landing in the eastern wall of the dressing room.

A survey of 1973 suggests such an opening was established by that date (Enclosure 2). Re-instatement of the doorway would not result in the loss of any historic fabric and would, simply, reinstate a previous phase of the building's history and provide an opening at an appropriate location for the type of building and level within the house.

To retain a single entrance into the bedroom, it is intended to block the existing door in the south wall. We consider this change to be minor and that the proposed works would preserve the special interest of the listed building.

Application

This application comprises the following documents:

- Application covering letter;
- Planning Application Form;
- Site Location Plan;
- Schedule of drawings;
- Decision Notice 2016/3706/P
- Decision Notice 2016/4064/L
- Approved Drawings 11_02, 18_02_01, 18_02_03, and 18_02_04
- Proposed Drawings 11_02_P02, 18_02_01_P02, 18_02_03_P02, and 18_02_04_P02

Application Procedure:

The application fee of £195.00 has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No.2920).

We would be grateful if you could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Dr Timur Tatlioglu (Tel. 020 7312 7413 / timur.tatlioglu@montagu-evans.co.uk).

Yours faithfully



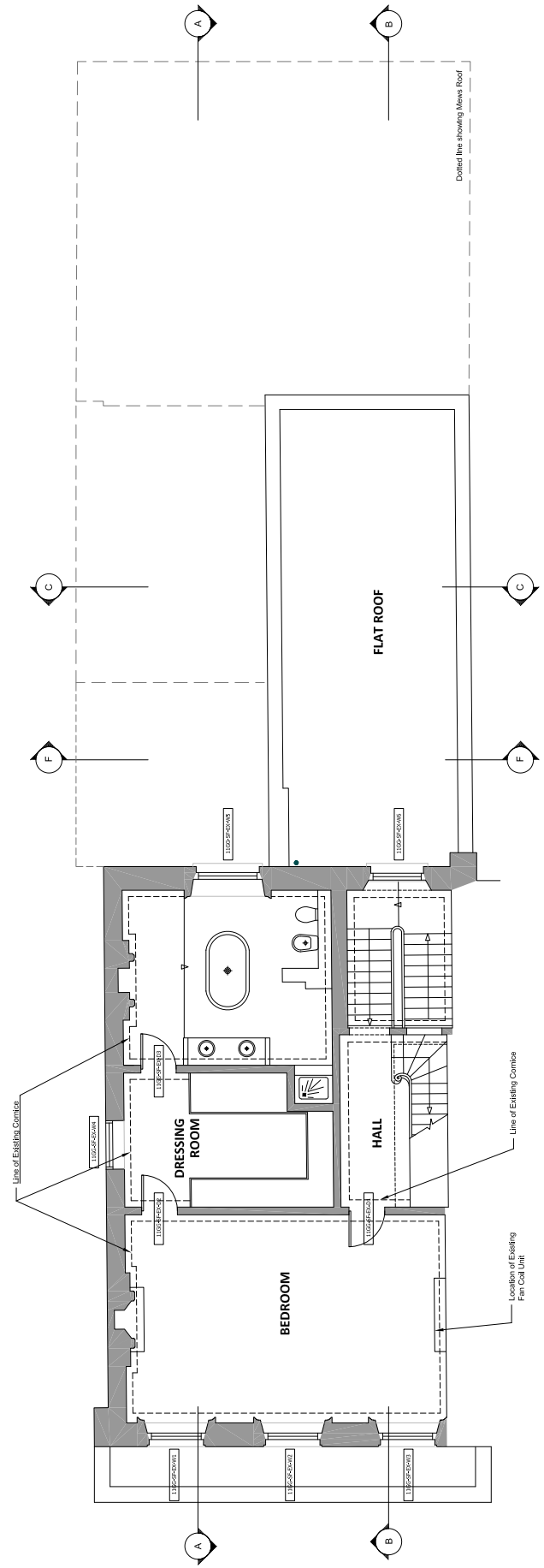
MONTAGU EVANS LLP

- Encl. 1. Second floor of No. 11 Gloucester Gate illustrated in (LPA References: 2011/3152/P & 2011/3160/L)
 2. 1973 Plan (LPA Reference: CTP/K11/4/5/15530)

Enclosure 1

**Second floor of No. 11 Gloucester Gate illustrated in (LPA References:
011/3152/P & 2011/3160/L) Plans**

NOTES:
 All dimensions in millimeters.
 All dimensions and levels are to be checked on site by the main contractor prior to commencing construction works. Any discrepancy has to be reported immediately to the architect.
 This drawing is the property of ARGENT DESIGN LIMITED and may not be reproduced or disclosed to a third party in any form without written permission.



CLIENT/PROJECT:

11 GLOUCESTER GATE

DRAWING STATUS: For Planning

SHEET TITLE:

Existing Second Floor Plan

SCALE: 1:50 (A1) 1:100 (A3) DRAWN BY: SHZ

DATE: 28-Apr-2011 CHECKED BY: JB

DRAWING NO: TP-00-13

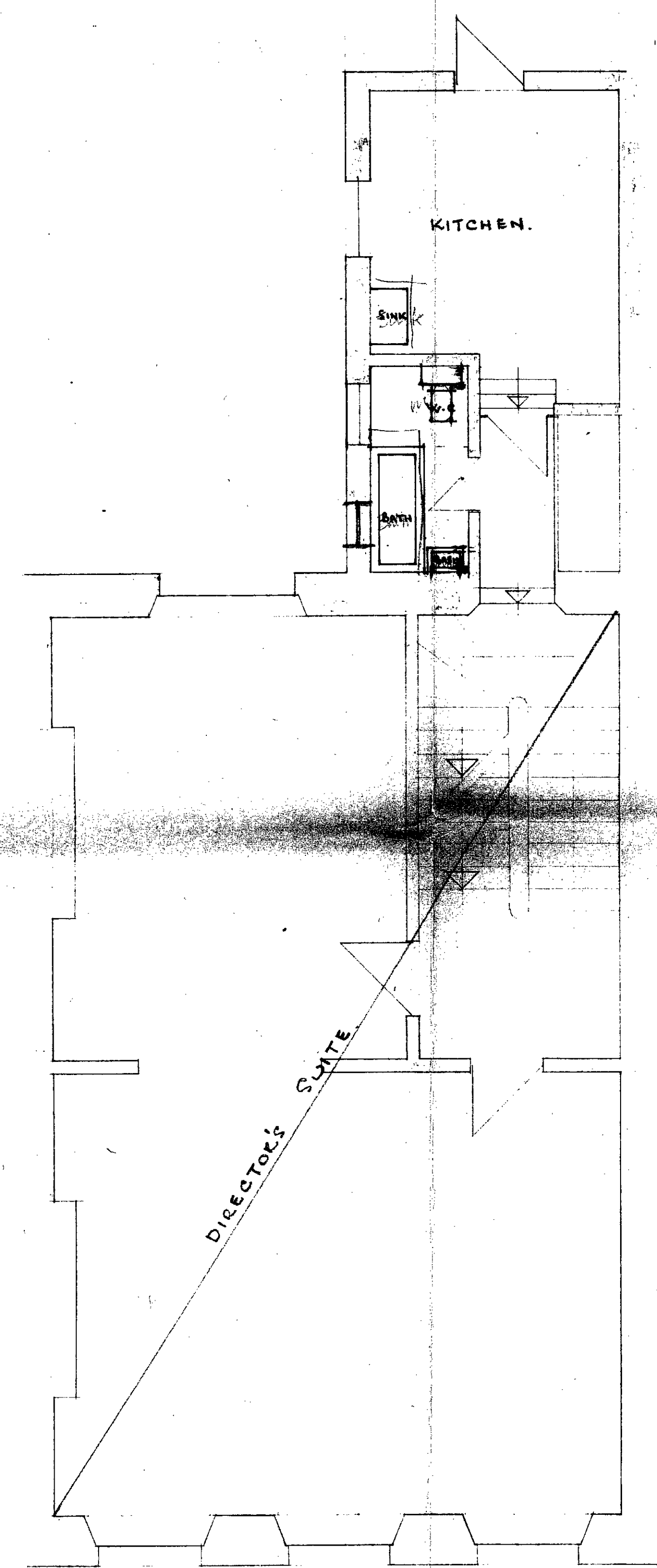
ARGENT
 DESIGN LIMITED

100 GEORGE STREET
 LONDON W1D 6NU
 TEL: 020 7263 4250
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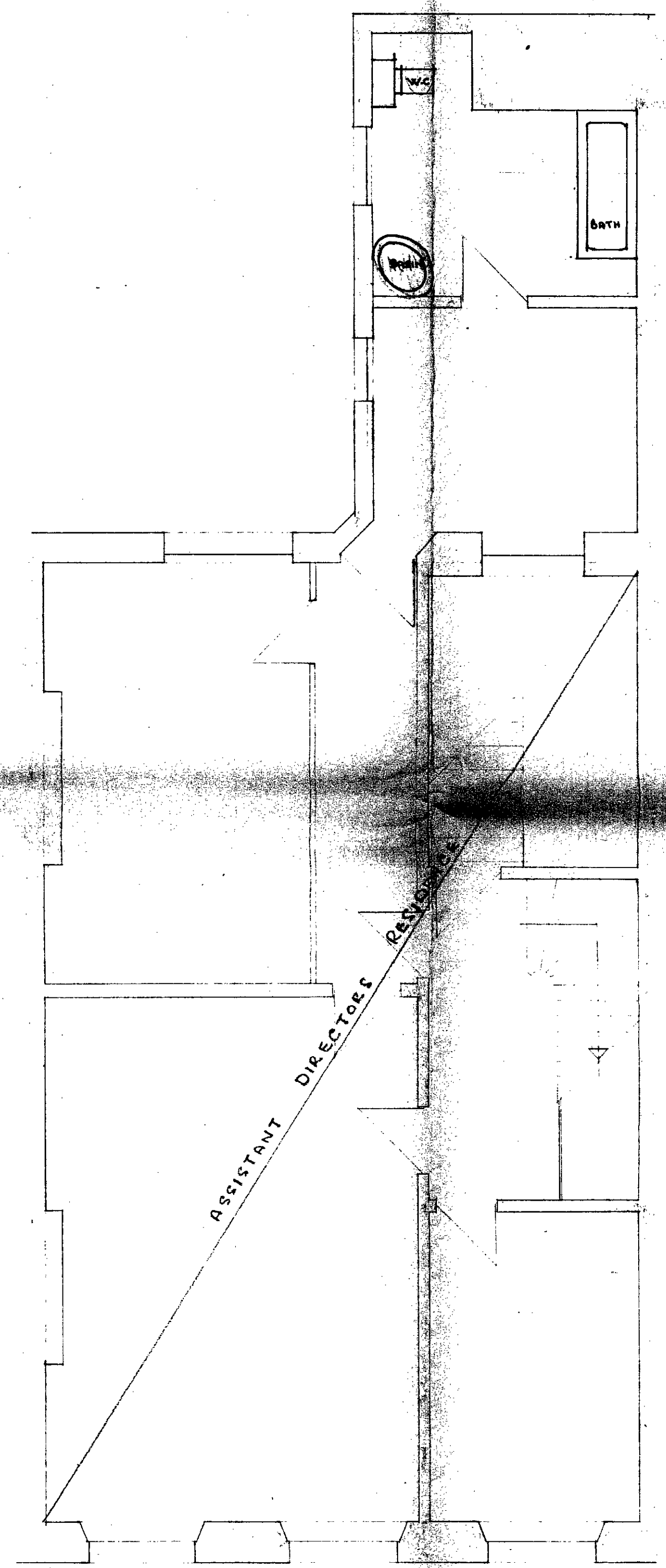
Enclosure 2

1973 Plan (LPA Reference: CTP/K11/4/5/15530)

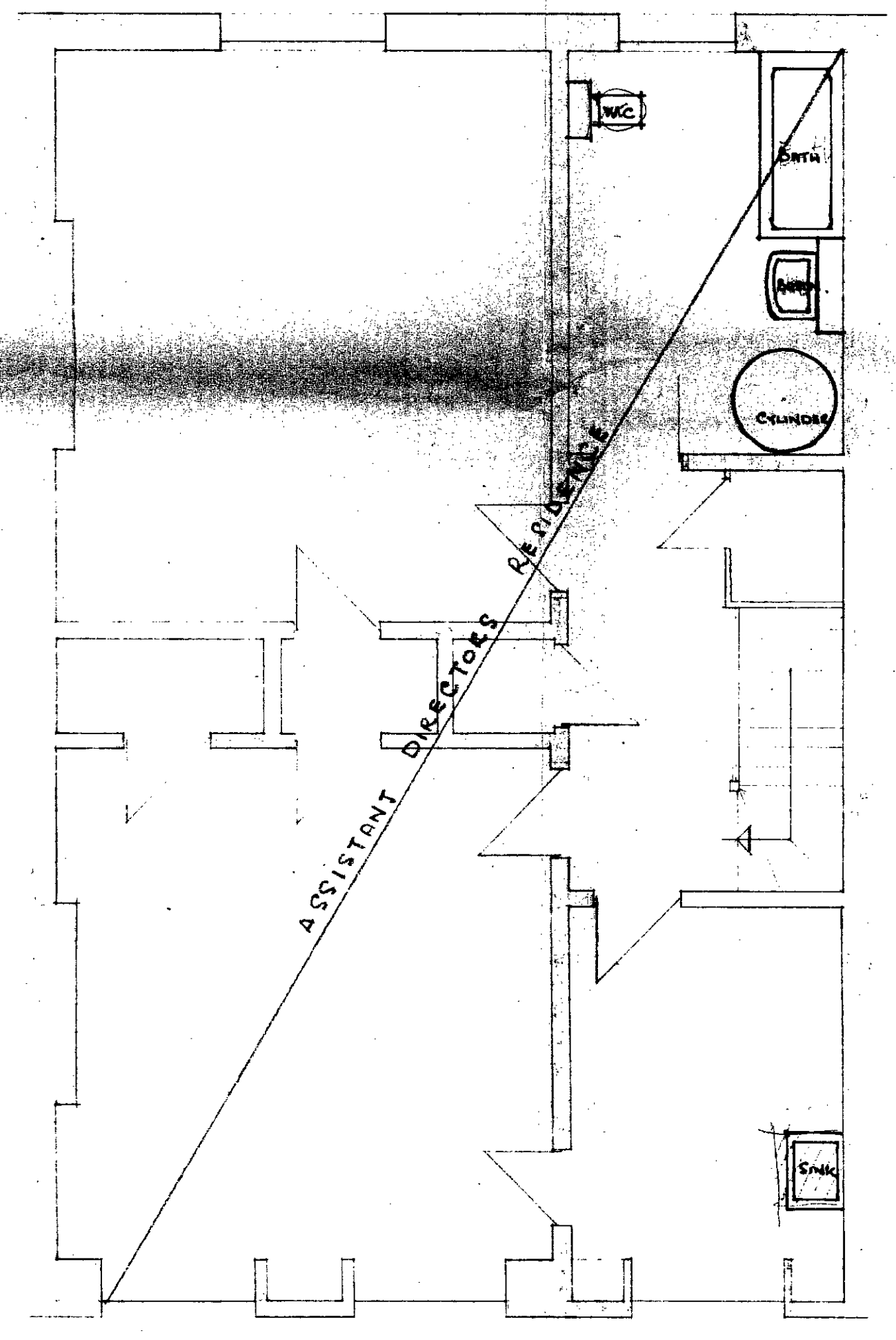
Do not scale from this drawing
THESE PLANS ARE APPROXIMATE, FOR
THE PURPOSE OF ROOM IDENTIFICATION



1st FLOOR & 2nd MEZZANINE



2nd FLOOR



3rd FLOOR

K11 4 5 15530

Frederick Gibberd & Partners
8 Percy Street
London W1

PRELIMINARY SURVEY OF
10 GLOUCESTER GATE, NW1.
EXISTING

Scale 1/4"	Date 2.1.73.	Drawn by ND
Job number:	Drawing number	