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Mr David Peres Da Costa
London Borough of Camden
Development Control Planning Services
Town Hall, Argyle Street
London
WC1H 8ND

Direct Dial: 0207 973 3749

Our ref: L00632530

16 August 2017

Dear Mr Peres Da Costa

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
12 GLOUCESTER GATE, 12 & 13 GLOUCESTER GATE MEWS , LONDON , NW1 4AD
Application No 2017/4133/L**

Thank you for your letter of 3 August 2017 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

Historic England has been extensively involved in the development of these proposals in previous versions of the scheme and at pre-application stage. I have attached the most recent pre-application advice letter dated 19 May 2017, which refers to the key elements of the scheme.

In our pre-application advice letter two principal areas of concern were raised. The first issue was the proposed increase in height of the approved link structure between the principal house and the mews to two storeys, which would have an adverse impact on the setting of the Grade I listed building. We are pleased to see that our advice has been incorporated within the submitted proposals and the link extension has been reduced to a single storey. We further welcome the efforts that have been made to ensure the proposed link is subservient to the main house and mew buildings, whilst allowing the courtyard's original width and internal elevations to still be appreciated.

The second element we raised concern with was the relocation of the secondary stair along the first floor landing. We notice that this element remains part of the scheme, which will cause harm to the special interest of this listed building. The staircase is a good example of a nineteenth century service stair and is likely to date to Burton's original design or to an early phase of Papworth's remodelling and subdivision of the property. We appreciate the stair underwent some refurbishment in the 1990's, however it remains in its original position and by relocating it along the corridor, one of the earliest phases of the historic plan form would become illegible. In accordance with



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paragraph 132 of the National Planning Policy Framework clear and convincing justification needs to be provided for this harm, which would need to be carefully considered by your council.

We would advise that should your council receive this justification and be minded to grant listed building consent, a condition should be included for a detailed building recording of the secondary staircase, as well as, a methodology for dismantling and reinstating it in the proposed position.

Recommendation

We recommend that this application is determined in accordance with national legislation and policy, and on the basis of your own specialist conservation advice. We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Andrew Scott

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