



Historic England

LONDON OFFICE

Mr Edward Kitchen
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London
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Direct Dial: 020 7973 3785

Our ref: PA00478225

19 May 2017

Dear Mr Kitchen

Pre-application Advice

12 GLOUCESTER GATE, 12 & 13 GLOUCESTER GATE MEW, NW1 4HG

On 7 March you visited our offices together with your client and the newly appointed architect for the scheme in order to present some amendments to the consented scheme of works at the above address. Following that meeting further sketches and new research information has been provided, and we recently received updated drawings of the proposals on 8 May.

The major finding of your recent research has been to discover evidence of the age of the southern extension of the house. This had been presumed to be the work of Papworth and dated to the 1830s. Your research has shown that this wing in fact dates to around 1929 and therefore the significance ascribed must change accordingly.

In our view the front elevation of the 1929 extension has significance for its coherent continuation of Burton's architecture and its successful response to the form and detail of the main house. However, we would not assign intrinsic significance to the interiors of this wing and would be happy to see the changes you seek accommodated in this part of the house.

Your amendments also include an increase in the height of the approved link structure between the principal house and the mews, and the relocation of the attic stair. Our position on each is as follows:

The proposal for a two-storey link was first put forward in November 2015. Since then Historic England has consistently advised against a large link structure on the grounds that it would be harmful to the setting of the Grade I listed house. We consider that the traditional separation of a villa and its mews would be eroded by this intervention, that there is no precedent for a link of this height at Gloucester Lodge, that it would



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obscure the rear elevation of the mews, and intrude on the primacy of the rear elevation of the main house as viewed from the courtyard.

While this harm would not be substantial in the terms of the NPPF, it would nevertheless require clear and convincing justification outweighed by the delivery of public benefits. We are not aware of any public benefits associated with the proposals and therefore cannot support this element of the works.

In earlier proposals the attic stair was identified for demolition. Historic England resisted these proposals on the grounds that the stair held all the characteristics one would expect to find in a service stair of the early nineteenth century and was therefore likely to be date to earliest Papworth phase of the house, if not Burton's original designs.

The amended scheme now proposes retaining the fabric of the stair but relocating it closer to the first floor landing. While this would reduce the extent of harm, there is still a harmful impact arising from this proposal. Namely, that the original position of the stair and therefore a record of an historic plan form will become illegible. As this evidence relates to the earliest phases of the house's occupation we would advise the council to consider carefully the clear and convincing justification that must be put forward for the justification of the harm that is now proposed.

We would urge you to address the issues set out above and would be delighted to engage in continued discussions.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Matthew Cooper
Inspector of Historic Buildings and Areas
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List of information on which the above advice is based

Historic drawings of the house in 1929

Updated drawings of the ground floor and rear elevation



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