



Historic England

LONDON OFFICE

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

Assistant Inspector of Historic Buildings and Areas
E-mail: Andrew.Scott@HistoricEngland.org.uk



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Authorisation to Determine an Application for Listed Building Consent as Seen Fit

12 GLOUCESTER GATE, 12 & 13 GLOUCESTER GATE MEWS , LONDON , NW1 4AD

Application No 2017/4133/L

Applicant:

Mr & Mrs Mansour Namaki

Grade of building(s):

I

Proposed works:

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 (all aforementioned approved under 2016/4554/L) and including the following: revised internal basement layout, relocation of secondary stair at 2nd floor, lowering of garden level by 200mm, insertion of lift to lightwell, setting back of bay on east elevation, insertion of roof light over lift shaft, reconfigured / additional windows at 2nd floor on south elevation, reconfigured roof lights at 2nd floor roof, relocation of door and widening of garage door to east elevation of 12 Gloucester Gate Mews.

Drawing numbers:

As provided to the council



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Date of application: 17 July 2017
Date of referral by Council: 3 August 2017
Date received by Historic England: 3 August 2017
Date referred to CLG: 16 August 2017

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

Yours sincerely

Andrew Scott

Assistant Inspector of Historic Buildings and Areas
E-mail: Andrew.Scott@HistoricEngland.org.uk

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



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Mr Edward Kitchen
Montagu Evans
5 Bolton Street
London
W1J 8BA

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
E-mail: matthew.cooper@HistoricEngland.org.uk

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Pre-application Advice



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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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