

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/4133/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

15 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

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 (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 Nos:

Existing drawings: 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; PD0010 01;

Demolition drawings: PD1503 02; PD1502 02; PE1501 02; PD1500 03; PD1499 03; PD1601 00; PD1701 00; PD1703 00; PD1704 00;

Proposed drawings: PD2205 08; PD2204 05; PD2203 03; PD2202 04; PD2201 05; PD2101 03; PD2003 04; PD2002 04; PD2001 05; PD2000 04; PD1999 07;

Supporting documents: Cover letter for revised drawings prepared by Montagu Evans dated 4/12/17; Design and Access Statement Addendum prepared by Make dated Nov 2017; Planning statement prepared by Montagu Evans dated July 2017; Design and Access Statement prepared by Make dated August 2016; Basement Impact Assessment prepared by Techniker Ltd dated 05.07.2017; Heritage statement prepared by Montagu Evans dated August 2016; Heritage Statement Addendum prepared by Montagu Evans dated July 2017

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

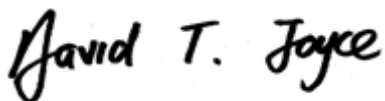
Reason(s) for Refusal

- 1 The proposed development, by reason of the loss of historic fabric and floor plan, would be harmful to the special architectural and historic interest of the Grade I listed building contrary to policy D2 of the London Borough of Camden Local Plan 2017.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning