

PD10547/CM/TT

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Planning Advice and Information Service
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PLANNING PORTAL REFERENCE - PP-07279758

Dear Sir/Madam

**10 GLOUCESTER GATE, LONDON NW1 4HG
APPLICATION FOR LISTED BUILDING CONSENT FOR REMOVAL AND REPLACEMENT OF EXISTING
RECESSED LIGHTING**

Montagu Evans have been instructed by our clients, Mr and Mrs Salem Ltd, to apply for listed building consent for alterations to the above property, which is grade I listed. The proposals have been designed to alter the configuration of and replace pre-existing downlights within the property, and result in a net overall reduction in the volume of downlighting within the property.

This cover letter comprises of a Statement of Significance as required under paragraph 189 of the revised National Planning Policy Framework, as well as a Design and Access Statement and Heritage Statement. We have also provided an assessment of the impact of the proposals on the appreciation of the special interest of the property.

Planning History

Planning permission and listed building consent was originally granted under application references: 2016/3706/P and 2016/4064/L for the following:

"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."

An application was subsequently made under section 19 to amend the above listed building consent. That application was registered under application references 2017/1989/L and allowed for listed building consent to alter the plan of the second floor bedroom by removing the partition wall and separating the existing dressing room and reinstating the door way from the second floor stair landing. The LBC application was approved on 01/11/17.

Statement of Significance

No. 10 Gloucester Gate has historic value as a distinguished example of Regency architecture, and as part of Gloucester Gate, designed by prominent Regency architect John Nash. The building is of interest for its survival within its broader context, as part of the planned development of the Regent's Park, which is recognised as one of the most ambitious developments of the early nineteenth century.

The grade I listed building also has considerable architectural value, particularly for the high quality design and materials of its principal elevation. This constitutes of a single component within the wider Gloucester Gate façade, which, although formed of 11 separate properties, reads as a single entity and conveys the impression of a larger, grander building, of palatial proportions.

The building survives as a fine example of 'First Rate' classical architecture, and displays the symmetry, grandeur and classical detailing associated with houses of this type. The sophisticated use of stucco and rustication similarly reflects the status of the Regency terrace property. The rear elevation of the building, originally conceived as a secondary element, is of lesser architectural interest, and alterations have further eroded its value. The grant of 2016/3706/P and 2016/4064/L has enabled the replacement of the undistinguished closet wing with a rear extension of high design quality and appropriate scale.

Internally, some architectural features are original and therefore make a particular contribution to the special interest of the building. These comprise the original main staircase which rises from ground to second floor; surviving decorative plasterwork such as cornicing in the principal rooms at ground and first floor level; and plan form of first floor which appears to be original.

The proportions of the ground floor principal rooms may have been altered when the building was converted back into residential use.

With reference to architectural detailing, the survival of cornices in the ground and first floors is good. Moreover, the cornice in the front room on the ground floor is indicative of the quality of the original interiors. These more elaborate architectural features reflect the status and hierarchy of the different spaces, in the usual way, and materially contribute to the special interest of the building. It is clear that in some areas (ground floor hall and second floor hall) the cornicing is modern but has been applied in a sympathetic manner to reflect the original design, most likely during the 1980s refurbishment of the building.

The architectural value of other parts of the interior, however, has been compromised by the alterations over the course of the twentieth century, including the removal of historic floor surfaces, changes to plan form and the insertion of recessed downlights throughout the principal and rear rooms on each floor throughout the property.

Such alterations have eroded the architectural value through loss of the historic fabric and plan form particularly in the upper floors. Many are addressed, in large part, through the grant of consent for repair and refurbishment of the listed building under 2016/4064/L. Internal works granted through this consent represent a significant enhancement to an appreciation of the listed building's special interest.

Description of the Proposals and Assessment

During the course of detailed design, the applicants have determined that they can further enhance the appreciation of the significance of the property by reconfiguring the pre-existing layout of downlights within the property. The existing configuration of downlights within the property is outlined on the following plans:

- 16020_PGCF
- 16020_P1CF
- 16020_P2CF
- 16020_P3CF

This application submission is also accompanied by a series of photographs which demonstrates the extent of pre-existing recess downlighting within the property.

The proposed downlighting configuration is shown on drawing references:

- 12_00 (02)

- 12_01 (02)

The specification of the proposed downlighting is included on the enclosed Luxologie luminaire specification sheets, and are as follows:

- Displei DN50 Fisso; comprising a fixed, trimless downlight with reduced-glare housing. Remote mounted.
- DCA Incasso Orentabile; a directional, feature downlight with reduced glare housing. Remote mounted.

We explain the proposed alterations on a floor-by-floor basis below.

At ground floor level, the front principal room currently has 14 downlights recessed into the ceiling, and the rear room currently has 4 downlights recessed into the ceiling. The proposals will rationalise the downlights by reducing the number of lights within the front room to 11, with the installation of a pendant light in place of a central downlight, and the replacement of 4 existing downlights in the rear room with 6.

Thus, there is a net reduction to the downlighting at ground floor as a result of the proposals.

At first floor level, the proposals reduce the volume of downlighting in the front principal room from 10 lights to 9, removing a light from the front of the building, thus reducing the overall volume of lighting visible from the street. The proposals also include the installation of centrally located pendant light in the front and rear rooms. In the rear principal room, the volume of downlighting is retained and relocated.

Overall, therefore, at first floor level there is a reduction in lighting and thus a net benefit to the building.

At second floor level, there is again a net reduction in the number of lighting units in the principal rooms from 15 to 14. The proposals also include the installation of downlighting above the stairwell, although the second floor is a less sensitive part of the house, and those lights will not be visible from the exterior of the building and will be experienced only within the context of a house already illuminated almost exclusively by downlights.

At third floor, limited downlighting is proposed within the bathrooms to replace a more extensive lighting arrangement. Downlighting is removed from above the stair, to be balanced against the additional downlighting above the stair at second floor level. The overall number of downlighting units is reduced.

In conclusion, therefore, the house is presently lit by extensive downlighting throughout. The proposals represent an opportunity to rationalise that downlighting, reducing its volume and number of lighting units overall and therefore represent a benefit to the property. The reduction of downlighting within the property will improve the appreciation of the principal spaces when viewed internally, and when viewed from the street.

The principal significance of the grade I listed building identified above is not harmed by these proposals, and the appreciation of the principal rooms is enhanced by way of a reduction of downlighting. This application comprises:

- Drawing references PGCF, P1CF, P2CF, P3CF;
- Drawing references 12_00 and 12_01;
- Lighting specification sheets 01 and 02 prepared by Luxologie; and
- This cover letter (comprising a Design and Access Statement and Heritage Assessment).

No fee is payable as this application is for listed building consent only. We will look forward to the validation and determination of this application in due course. If you have any queries please do not hesitate to contact Timur Tatlioglu (timur.tatlioglu@montagu-evans.co.uk, 020 7312 7413) or James Huish (james.huish@montagu-evans.co.uk, 020 7312 7484).

Yours faithfully,



Montagu Evans LLP