

Delegated Report		Analysis sheet		Expiry Date:	13/09/2017
		N/A		Consultation Expiry Date:	31/08/2017
Officer			Application Number(s)		
David Peres Da Costa			i) 2017/4111/P ii) 2017/4133/L		
Application Address			Drawing Numbers		
12 Gloucester Gate, 12 & 13 Gloucester Gate Mews London NW1 4AD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i) Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely lowering of garden level by 200mm, insertion of lift to lightwell, setting back of bay on east elevation, a flat solid roof to garden room, 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.</p> <p>ii) 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.</p>					
Recommendation(s):		Refuse planning permission and listed building consent			
Application Type:		<p>i) Full planning permission ii) Listed building consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
Summary of consultation responses:	<p data-bbox="422 465 1485 573">A site notice was displayed from 09/08/17 to 30/08/17 and the application was advertised in the local paper on 10/08/16. One objection was received from the occupier of 219 Albany Street.</p> <p data-bbox="422 611 1485 678">My house (219 Albany St) is very close to both 12 and 13 Gloucester Gate Mews.</p> <p data-bbox="422 685 1453 792">Therefore all building works vehicles pass my house into the Mews via a very narrow cobbled road. The potential for damage to my house and to 217 Albany St is considerable.</p> <p data-bbox="422 799 1477 943">I have already objected to previous applications for alterations to these Listed Mews Houses and repeat my objections: the houses are listed, the Mews is unique in Camden, and the potential for annoyance and damage neighbouring houses is considerable.</p> <p data-bbox="422 981 687 1014">Historic England:</p> <p data-bbox="422 1052 1382 1120">We do not wish to comment in detail, but offer the following general observations.</p> <p data-bbox="422 1158 1501 1301">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.</p> <p data-bbox="422 1339 1517 1709">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.</p> <p data-bbox="422 1747 1509 2145">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 paragraph 132 of the National Planning Policy Framework clear and convincing justification needs to be provided for this harm, which</p>					

	<p>would need to be carefully considered by your council.</p> <p>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.</p> <p>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.</p>
CAAC/Local groups comments:	<p>No response was received from the Regent's Park Conservation Area Advisory Committee.</p>

Site Description

The site comprises three buildings: No. 12 Gloucester Gate (Gloucester Lodge), No. 12 and No. 13 Gloucester Gate Mews. No.12 Gloucester Gate is one half of a pair of semi-detached houses which are Grade I listed. These properties face towards Regent's Park with 2 and 3 storeys and semi-basement. 12 and 13 Gloucester Gate Mews is a 2 storey mews building to the rear of 12 Gloucester Gate.

No. 12 Gloucester Gate is an existing single family dwelling house with a large forecourt and a walled garden at the rear. Despite having its own address, No. 12 Gloucester Gate Mews has historically been an ancillary building to No. 12 Gloucester Gate. The site falls within the Regent's Park Conservation Area and adjoins the Grade I registered 'Historic Park and Garden' of Regent's Park.

Relevant History

9370129: Demolition of single storey service annexe in rear garden together with internal and external alterations including the reinstatement of period details. Granted 15/10/1993

2015/5961/T: 1x pendulous ash, FELL - dead, centre of front garden of 12 Gloucester Gate, London NW1 - No objection to emergency works 09/12/2015

2015/6092/P & 2015/6389/L: Conversion of two residential units into a single dwellinghouse. Erection of a single storey rear extension, part raising of the courtyard including the creation of a single storey subterranean level. Erection of a single storey infill extension to the side of the dwelling. Demolition and rebuild of mews buildings No. 12 and No. 13. internal alterations, and landscaping alterations. Withdrawn 26/02/2016

2015/6095/P & 2015/6391/L: Conversion of two residential units into a single dwellinghouse. Excavation of basement level underneath mews buildings and installation of 2 lightwells to the front of the dwelling. Erection of a single storey rear extension, part raising of the courtyard including the creation of a single storey subterranean level. Erection of a single storey infill extension to the side of the dwelling. Demolition and rebuild of mews buildings No. 12 and No. 13. internal alterations, and landscaping alterations. Withdrawn 26/02/2016

2016/4549/P & 2016/4554/L: 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. Granted Subject to a Section 106 Legal Agreement 22/12/2016

Relevant policies

NPPF 2012

London Plan 2015

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG 1 Design (Chapter 3 Heritage)

Assessment

1. Proposal

- 1.1. Planning permission was previously granted for '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'. This application seeks to make an amendment to the approved scheme consisting of the following:

Ground floor

An additional door into the living room (12 Gloucester Gate).

Relocation of lift (approved by previous application 2016/4549/P & 2016/4554/L) into existing lightwell (12 Gloucester Gate).

New window on the rear elevation aligned with the upper floor windows above (12 Gloucester Gate).

Proposed window (internal) in the position of the original 1830s layout (12 Gloucester Gate).

Link building to change from fully glazed roof to a solid roof (between 12 Gloucester Gate and Gloucester Gate Mews).

New stairs position in mews building. Bedrooms relocated to the lower ground level of mews building.

Lower ground floor

Replacement of window with doors into the courtyard (kitchen) (12 Gloucester Gate).

Lowering the floor level of the link (by approximately 0.9m) to match corresponding level of the main house (between 12 Gloucester Gate and Gloucester Gate Mews).

Removal of stairs from the ground floor into the link (12 Gloucester Gate).

Lift relocated into lightwell as per ground floor. Landing of staircase to basement re-positioned to allow this (12 Gloucester Gate).

Relocated cloakroom/ WC (12 Gloucester Gate).

Kitchen to remain in the same location as per existing lower ground floor plan (12 Gloucester Gate).

Garage relocated within No. 12 Gloucester Gate Mews. Facade retention to Mews as per consented scheme.

First floor

Reconfigured Bedroom 02 layout to address new location of lift (12 Gloucester Gate).

Second floor

Flushed roof light over new lift shaft with amendment to parapet (12 Gloucester Gate).

Roof

Existing roof light and redundant water tanks removed. Replacement of the existing roof light with enlarged one over secondary staircase (from 1st to 2nd floor) (12 Gloucester Gate).

1.2. Revision

- 1.3. The scheme was revised following officer's comments that the proposed development could not be supported. A revised scheme was not sought by officers, nevertheless the applicant requested that the Council not determine the application until revised drawings had been provided. The revised drawings reduced the scope of the changes sought and only the amendments as set out above.

1.4. Background

1.5. Applications '2015/6092/P & 2015/6389/L' and '2015/6095/P & 2015/6391/L' were withdrawn so that the applicant could enter into pre-application discussions with the Council in order to agree an acceptable scheme. The previous permission (2016/4549/P & 2016/4554/L) proposed a number of significant changes to the property including a large basement and single storey glazed extension (within the courtyard). In detail, the following was approved:

- single storey glazed extension (within the courtyard) to connect 12 Gloucester Gate to mews building;
- insertion of rooflight above main stairs of 12 Gloucester Gate;
- excavation of single storey basement (approx. 194sqm with a floor to ceiling height of approximately 4.4m below the link, 4.3m below the mews building and 3.8m below the courtyard) to extend below rear courtyard and mews properties;
- remodelling of mews properties involving the replacement of the courtyard elevation of the mews house 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
- internal alterations to 12 Gloucester Gate including installation of lift and alterations at 1st and 2nd floor level including replacement of dining room window.
- Alterations to landscaping at front of property including the replacement of a small dead cherry tree at the edge of the site and replacement of the dead weeping ash located in the centre of the forecourt with the same species.

2. Assessment

2.1. Impact on listed building

- 2.2. The current applications and the revisions must be read in the context of the previously approved application which includes a considerable amount of demolition and was closely negotiated. This application involves further, additional work to a substantial existing approved scheme.
- 2.3. The current revisions now reintroduce certain areas previously proposed for demolition. However there still remains demolition of areas of the listed grade I villa which are considered, in terms of the NPPF paragraph 133 and 134 to be of significance.
- 2.4. The previously approved scheme involves a considerable amount of demolition and during the assessment of that application the loss of historic fabric and architectural character in relation to the retention and refurbishment of the Listed Grade I house was thoroughly assessed. The principal of the demolition then was considered acceptable providing it was kept to the areas of least significance i.e. below the garden and mews buildings – away from the Grade I villa. The historic fabric, plan form, spatial qualities and the historic character of the listed Grade I house was to be kept and enhanced and not eroded.
- 2.5. This current application would represent further incremental removal of historic fabric and character including the erosion of the plan form of the listed grade I building.
- 2.6. In terms of the NPPF if there is substantial harm, it needs to be demonstrated that there are substantial public benefits that out weight that harm. Where a proposal is considered to cause less than substantial harm this still needs to be weighed against the public benefit. Great weight has been given to the conservation of 12 Gloucester Gate especially given that this is a Grade I listed building. In this instance there is not considered to be any public benefit and therefore no balance can be found. This scheme is considered, in the words of the NPPF, of "private benefit" and is considered to neither sustain nor enhance the building's significance.

- 2.7. In this instance the removal of additional historic fabric is regarded as harmful loss which is not balanced by any public benefit. Furthermore, the current proposals involve work which is not considered to be justified. To be fit for 21st century living is a subjective consideration. For example - The enlargement of door openings by removing historic masonry, removing sections of the historic floor plan to facilitate the introduction of a lift is not considered to represent sustainable development in terms of the historic building.
- 2.8. While the desk based research is helpful, no plans showing the hierarchy of architectural significance have been provided. Nor is it clear that meaningful investigative work has been carried out on site.
- 2.9. Amenity
- 2.10. The proposed changes would have minimal impact on neighbouring amenity in terms of loss of daylight / sunlight, noise or overlooking.
- 2.11. Other matters
- 2.12. The previous permission was subject to a legal agreement securing a CMP and a highways contribution to repair the highway following the development. Therefore if permission were to be recommended a Deed of Variation would be required to ensure these planning obligations were secured.

3. Conclusion

- 3.1. Refuse planning permission and listed building consent