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David Peres Da Costa  
London Borough of Camden  
Planning Department  
5 Pancras Square  
London  
N1C 4AG

27<sup>th</sup> January 2020

Dear David,

**S73 Application Submission: Gloucester Lodge, 12 Gloucester Gate and 12 & 13 Gloucester Gate Mews, London, NW1 4HG**

Dear David,

Please find enclosed a S73 planning application for further alterations to the Grade I Listed property at Gloucester Lodge. This is accompanied by a Listed Buildings Consent application under separate cover. This S73 application seeks further minor material amendments to planning permission 2016/4549/P which was granted permission on 22 December 2016.

As you are aware, planning permission was originally granted for a number of internal and external alterations to the property in 2016 (2016/4549/P and 2016/4554/L). Following this, a S73 application (2017/4111/P) and associated listed building application (2017/4133/L) were refused in 2018. These refused applications were allowed on appeal in June 2019 (APP/X5210/Y/18/3206252 and APP/X5210/D/3203443). The Inspector's report, which can be found at Appendix 4 of the accompanying Heritage Statement, upheld the majority of alterations as follows:

- the additional doorway into the living room at ground floor level;
- the reinstatement of the rear window opening and internal side window opening at ground floor level;
- the change to a solid roof for the previously consented link building;
- the amended internal arrangement of the mews building;
- the lowering of the floor within the consented link to match the main building;
- the removal of the previously consented stairs from the ground floor to the link; and
- a new rooflight to the second floor.

Following this decision, the applicant team have reviewed the proposals in more detail and, following pre-application discussions, a number of amendments are now proposed which take account of the Inspector's comments and improve on the proposed layout of the building. The amendments are outline below:

#### **Basement**

- Relocation of the proposed stairs between the basement and lower ground floor to area below the existing stairs;
- Revision to layout of treatment room as a result of the relocation of the proposed stairs;
- Change from a rooflight to a lightwell and relocation of the opening towards the external wall of the mews.

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#### **Lower Ground Floor**

- Removal of non-original cupboard under the stairs as a result of the relocation of the proposed stairs.
- Relocation of the proposed stairs between the basement and lower ground floor to area below the existing stairs;
- Retention of the vaulted ceiling of the gallery as a result of item;
- Lowering of the window opening in the kitchen to install a double door to the garden;
- Change from a rooflight to a lightwell and relocation of the opening towards the external wall of the mews.

No changes are proposed to any other floors within the property.

The description of proposed development is therefore as follows:

*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 the relocation of the stairs between the basement and lower ground floor to area below the existing stairs, the change from a rooflight to a lightwell and relocation of the opening towards the external wall of the mews, and the lowering of the window opening in the kitchen to install a double door to the garden.*

This S73 submission is accompanied by a full set of drawings and a comparison report, which incorporates a set of drawings showing the alterations as approved by the Inspector and a further set of drawings showing the proposed changes on the plans as approved by the Inspector.

In addition, a Heritage Statement has been prepared by Heritage Information Ltd which concludes that the proposals have been designed to cause no harm to the Grade I Listed Building and that they have a minimal and neutral impact on the significance of Gloucester Lodge, thus satisfying the requirements as set out in the NPPF, London Plan and Camden Local Plan.

I trust this provides all necessary information but please do not hesitate to contact me should you require any further details.

Yours sincerely

**Sarah Ballantyne-Way**  
**Director**