

Application ref: 2020/0427/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 Gloucester Gate
London
NW1 4HG**

Proposal:

Works permitted by extant Listed Building Consents 2016/4554/L and 2017/4133/L (as part allowed at appeal APP/X5210/W/18/3204334) and the following amendments namely the relocation of the stairs between the basement and lower ground floor to area below the existing stairs; revision to the layout of the treatment room as a result of the relocation of the proposed stairs; the removal of the non-original cupboard under the existing stairs, retention of the vaulted ceiling of the gallery; and the change from a rooflight to a lightwell and relocation of the opening towards the external wall of the mews.

Drawing Nos: Existing Site Plan PG0010 01; Demolition drawing Lower Ground Floor Plan PG1499 03; PG1500 01; PG1501 01; PG1502 01; PG1503 01; Basement - PG1998 01; Lower Ground Floor Plan PG 1999 02; Ground Floor - PG2000 01; Ground Floor Forecourt PD2000A 01; First Floor - PG2001 01; Second Floor - PG2002 01; Roof plan PG2003 01; Elevation 01 - PG2100 01; Elevation 02 - PG2101 01; Section E - PG2200 01; Section B - PG2201 02; Section A - 2202 01; Section C - PG2203 02; Section F - PG2204 02; Section D - PG2205 01; Section G - PG2206 00; Raised Garden drainage section PD3910 01; Demolition elevation 02 - PG1601 01; Demolition drawing Section C - PG1703 01; Demolition drawing Section F - PG1704 01; Demolition drawing Section B - PG1701 02; Design comparison report dated January 2020; Heritage Statement dated January 2020

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan PG0010 01; Demolition drawing Lower Ground Floor Plan PG1499 03; PG1500 01; PG1501 01; PG1502 01; PG1503 01; Basement - PG1998 01; Lower Ground Floor Plan PG 1999 02; Ground Floor - PG2000 01; Ground Floor Forecourt PD2000A 01; First Floor - PG2001 01; Second Floor - PG2002 01; Roof plan PG2003 01; Elevation 01 - PG2100 01; Elevation 02 - PG2101 01; Section E - PG2200 01; Section B - PG2201 02; Section A - 2202 01; Section C - PG2203 02; Section F - PG2204 02; Section D - PG2205 01; Section G - PG2206 00; Raised Garden drainage section PD3910 01; Demolition elevation 02 - PG1601 01; Demolition drawing Section C - PG1703 01; Demolition drawing Section F - PG1704 01; Demolition drawing Section B - PG1701 02; Design comparison report dated January 2020; Heritage Statement dated January 2020

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement for the demolition and excavation, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with the structural engineers' drawings and method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the commencement of works to 12 Gloucester Gate Mews, a photographic record of the interior shall be made and submitted to the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 6 All historic fabric (joinery, original bricks or York stone) removed during the course of the works shall be salvaged and retained on site for reuse within the scheme unless otherwise agreed in writing with the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 7 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a. Full details of all new joinery at a minimum of 1:20 scale and with typical sections at a minimum of 1:2 scale.
- b. Full details of the new garden room including details of the junction with the brickwork of the listed buildings (to include fully detailed elevation of 12 Gloucester Gate and the Mews building).
- c. A sample brickwork panel for all new masonry to be provided on site (and retained on site during the course of the works).
- d. Details of the proposed method of sealing the garage doors fronting 13 Gloucester Gate Mews.
- e. full details of rooflight, including evidence of opening up of roof structure.
- f. Full details of new stair between lower ground and gym level, to include section, elevation and plan at 1:10 minimum.
- g. Full details of the balustrade/lightwell enclosure in the courtyard garden.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 8 Should any undisclosed historic fabric be uncovered during the course of the works, for example York paving or terracotta floor tiles, work should cease in the relevant location, the historic fabric to be retained in situ, and the conservation officer contacted with a view to agreeing an appropriate design solution before proceeding.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 9 Within six months of the commencement of works to 13 Gloucester Gate

Mews, the existing garage doors fronting Gloucester Gate Mews shall be appropriately sealed by the means approved by the local planning authority under condition 7.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 10 Before any work is undertaken in pursuance of this consent to construct the new stair, including any partial demolition, structural engineers' drawings and calculations and a method statement for the excavation and construction of the new stair from lower ground to gym level shall be submitted to and approved in writing by the local planning authority.

The method statement shall include structural protection/support of retained historic fabric including but not limited to, the upper stair and all masonry walls in the relevant location.

The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 11 The retained historic fabric, including but not limited to the historic stair and associated panelling between ground and lower ground, garden door, kitchen door and brick vault, shall be fully protected during the course of the works hereby permitted.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 12 Notwithstanding the drawings hereby approved, this consent does not permit any alteration of the cantilevered stone stair between ground and lower ground or the joinery associated with the stair compartment.

Reason: For the avoidance of doubt and to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The conservation officer has reviewed the proposed amendments. Following officer's concerns, the scheme was revised to omit the lowering of the window opening in the kitchen to install a double door to the garden.

The replacement of the approved rooflight (above the basement) with an open

lightwell is considered acceptable. Details of the balustrade/lightwell enclosure would be secured by condition. A condition would secure details of measures to mitigate light spill from the approved link structure and the proposed basement lightwell to ensure any night time visual impact on the neighbouring grade I buildings would be acceptable.

The internal changes only affect the lower ground floor and the approved basement floor. There are no objections to the revised location of the flight of steps to the lower basement/gym. This is now proposed to follow on from the centrally located main staircase of the house and down below the original domestic stairs to the lower ground floor. The fabric of the domestic stair, masonry and joinery must be fully protected and supported during the course of the excavation works. This would be secured by condition. Consent is not to be granted for any alteration of the domestic stair or the joinery associated with the stair compartment.

If during the course of the works the original flooring, for example, York paving or terracotta floor tiles are found, these are to be left in situ and the conservation officer called with a view to achieving an appropriate design solution. Structural engineers' calculations, and a method statement for the removals and support of the upper stair would be secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. One comment was received which raised concerns about the appearance of the Mews houses to the rear. The amendments sought by the current application would not make any changes to the Mews houses. No objections were received prior to making this decision. Regents Park CAAC have confirmed that the changes are acceptable subject to conditions securing details.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment