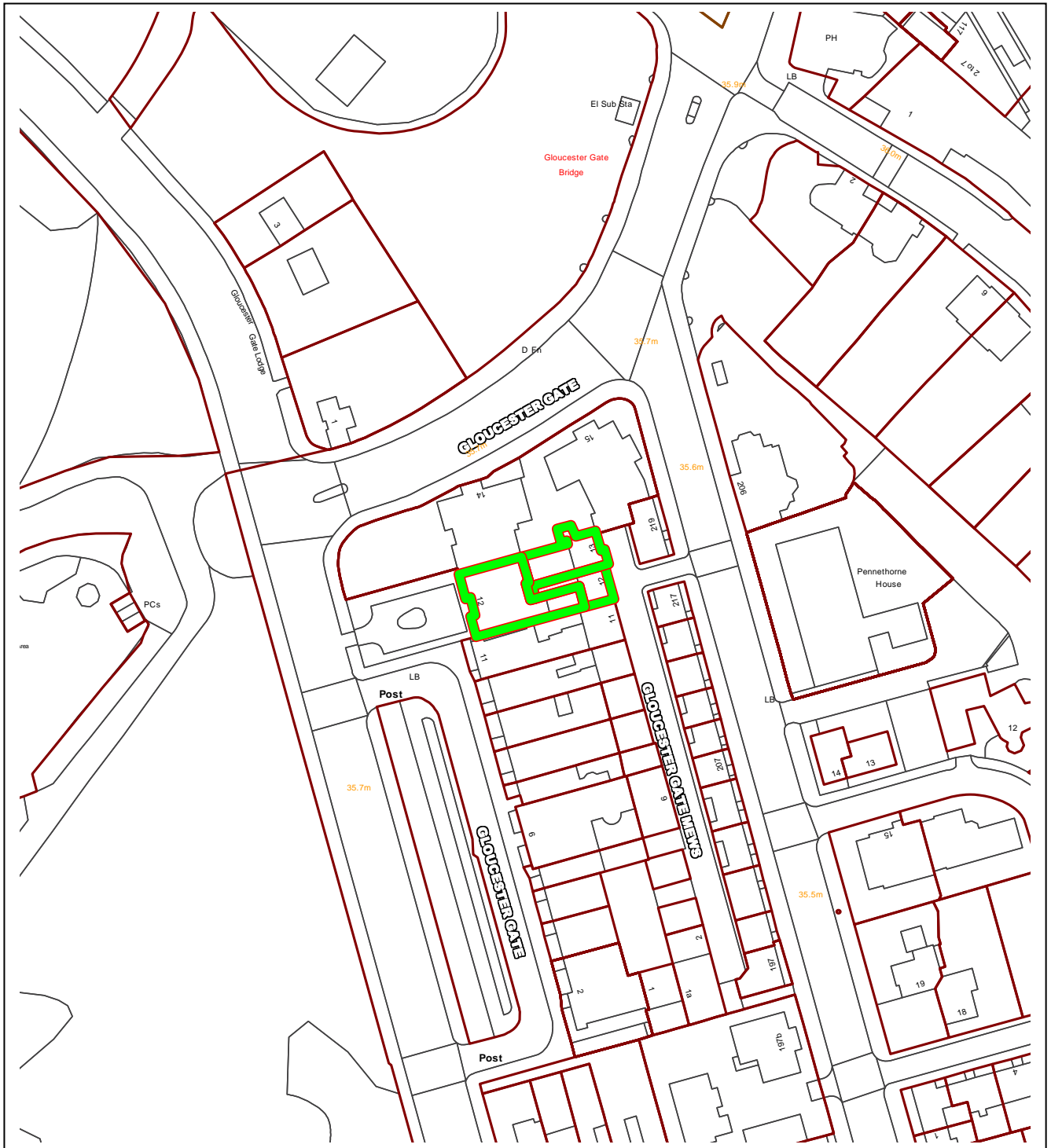


12 Gloucester Gate – ref. 2021/5051/P



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Photo 1 (above): Aerial view of site showing existing planted screen on the boundary between 12 and 14 Gloucester Gate



Photo 2 (above): View towards front of 12 Gloucester Gate



Photo 3 (above): View from courtyard towards 11 Gloucester Gate

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/12/2021
		N/A	Consultation Expiry Date:	22/11/2021
Officer			Application Number(s)	
David Peres Da Costa			2021/5051/P	
Application Address			Drawing Numbers	
12 Gloucester Gate London NW1 4HG			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of measures to mitigate light spill required by condition 11 of planning permission 2020/0441/P dated 09/10/2020 for 'Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (as amended by 2017/4111/P partly allowed at appeal 10/06/2019) (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely to allow lightwell (rather than rooflight) to courtyard'.				
Recommendation(s):		Grant approval of details		
Application Type:		Approval of details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	There is no statutory requirement nor local requirement in the 'Statement of Community Involvement' to consult on this type of application. No comments have been received.					
CAAC	<p>Regent's Park Conservation Area Advisory Committee – Object</p> <p>The report (p. 5) on glazing 1 simply asserts that 'The glazed elevation is a considerable distance away from the boundary of the property and will be obstructed by the planted trellis. Light spill from this element is negligible and therefore there will be no night time visual impact on the neighbouring Grade I-listed buildings.'</p> <p>But (1) the fully glazed wall to a living area will have a range of lighting impacts which need to be assessed, while (2) our concern with light pollution is broader than this – the general impact of light spill on the area, and the impact of the objective of 'Dark skies'.</p> <p><i>Officer's comments:</i> Revised details have been provided and the mews rooflights and the glazed elevation of the link structure would be fitted with light sensor operated blinds/curtains. The Council's Conservation Officer has reviewed the mitigation and officers are satisfied that the mitigation is acceptable and would safeguard the special interest of the listed building.</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

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

2017/4111/P: 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. Refused 15/03/2018 Part Allowed 10/06/2019

2020/0441/P: Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (as amended by 2017/4111/P partly allowed at appeal 10/06/2019) (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely to allow lightwell (rather than rooflight) to courtyard. Granted Subject to a Section 106 Legal Agreement 09/10/2020

Relevant policies

NPPF 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Amenity January 2021

Assessment

1. Proposal

- 1.1. The application seeks to discharge condition 11 of planning permission 2020/0441/P. Condition 11 requires details of measures to mitigate light spill from the rooflights and glazed extension of the approved development. The mitigation proposed is light sensor operated blinds / curtains that would automatically close at dusk. Blinds of this sort would be fitted to the rooflights of the mews. Blinds or curtains would also be fitted to the courtyard elevation of the glazed link and these would also be fitted with a light sensor.
- 1.2. Revision
- 1.3. The original submission argued light spill would be negligible and therefore did not include any mitigation. Following an objection from the Regent's Parks CAAC and negotiation with officers, a revised submission was provided which included the mitigation set out above.

2. Assessment

- 2.1. The main issues for consideration is amenity and the impact of light spill on the Grade I listed subject property 12 Gloucester Gate.
- 2.2. The reason for condition 11 related to concerns about light spill from the glazed link structure and from the basement rooflight in the courtyard. It was considered that light spill from these glazed elements could have a harmful impact on the Grade I listed host property and therefore mitigation should be provided.
- 2.3. Planning permission was subsequently granted to amend the approved development to replace the basement rooflight with a lightwell (ref: 2020/0441/P). It is accepted that light spill from the lightwell would be limited and therefore no mitigation is required for this element. However, there is a concern that light spill from the mews rooflights should be mitigated and revised information has been submitted to respond to this concern.
- 2.4. Both the mews rooflights and the glazed elevation of the link structure would be fitted with light sensor operated blinds / curtains that would automatically close at dusk in order to minimise light spill. The Council's Conservation Officer has reviewed the mitigation and officers are satisfied that the mitigation is acceptable and would safeguard the special interest of the listed building.

3. Conclusion

- 3.1. Grant approval of details.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th February 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/5051/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 28 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

hgh Consulting
45 Welbeck Street
London
W1G 8DZ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

12 Gloucester Gate
London
NW1 4HG

Proposal: Details of measures to mitigate light spill required by condition 11 of planning permission 2020/0441/P dated 09/10/2020 for 'Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (as amended by 2017/4111/P partly allowed at appeal 10/06/2019) (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely to allow lightwell (rather than rooflight) to courtyard'.

Drawing Nos: Condition 11 discharge report 2/03 dated January 2022

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 You are reminded that details have been submitted to discharge condition 4 (landscaping) of planning permission granted on 09/10/2020 ref: 2020/0441/P and these are pending determination.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION