

Application ref: 2022/5589/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 15 March 2023

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/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**21 Cumberland Terrace
London
Camden
NW1 4HP**

Proposal:

Internal alterations to ground floor flat, including new fixtures and fittings and the demolition of partition walls to replan the layout.

Drawing Nos: Covering Letter; Design and Access Statement; Historic Building Report; Site Location Plan_(22)002-P2; Existing Plan_(28)000-P2; Demolition Plan_(22)000-P3; Builderswork Plan_(22)001-P4; Proposed Plan_(20)000-P3; Proposed Reflected Ceiling Plan_(25)000-T3

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:

Covering Letter; Design and Access Statement; Historic Building Report; Site Location Plan_(22)002-P2; Existing Plan_(28)000-P2; Demolition Plan_(22)000-P3; Builderswork Plan_(22)001-P4; Proposed Plan_(20)000-P3; Proposed Reflected Ceiling Plan_(25)000-T3

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.

Informative(s):

- 1 The application property at 21 Cumberland Terrace forms part of the palace-style Terrace of 59 townhouses that are listed as Grade I on the National Heritage List for England (No. 1067386). It is also located in the Regents Park Conservation Area.

The Terrace was constructed c.1827 by John Nash and J. Thomson and has a stucco classically designed façades with rusticated ground floors. The original townhouses suffered from bomb damage during WWII and were subdivided and converted into flats in the 1950-60s. The subject property is a ground floor unit that presents three window bays to the street.

The applicant wishes to make internal alterations to the plan form of the building, including creating new openings between rooms and relocating the bathroom and kitchen facilities.

The interiors of 21 Cumberland Terrace, specifically the subject ground floor flat, were substantially modified and subdivided in the late 1950s, early 1960s. Modern detailing (architraves, cornicing and skirting) and door joinery have been installed throughout and the original planform has been subdivided.

Major demolition works are proposed as part of this application (removal of walls) but will be limited to areas that have been identified as of modern hollow clay tile and concrete construction. Where the wall is removed between the proposed kitchen and living rooms, the wall downstands will be maintained to retain an indication of the planform. While the layout of the property will be further modified, in this specific case, due to the existing altered nature of the planform, the proposed changes will pose negligible harm of the significance of the property.

Unsympathetic additions will be removed and more traditional detailing restored throughout - including period appropriate fireplace surrounds, skirting, cornicing and ceiling rose details. A sympathetic surface mounted lighting scheme will be introduced.

It is therefore considered that the proposed works will not harm the special interest of the Listed Building or Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation objections. Historic England has issued a letter of flexible authority ratified by the secretary of state, dated 24 January 2023.

- 2 The site's planning history has been taken into account when 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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



Daniel Pope
Chief Planning Officer