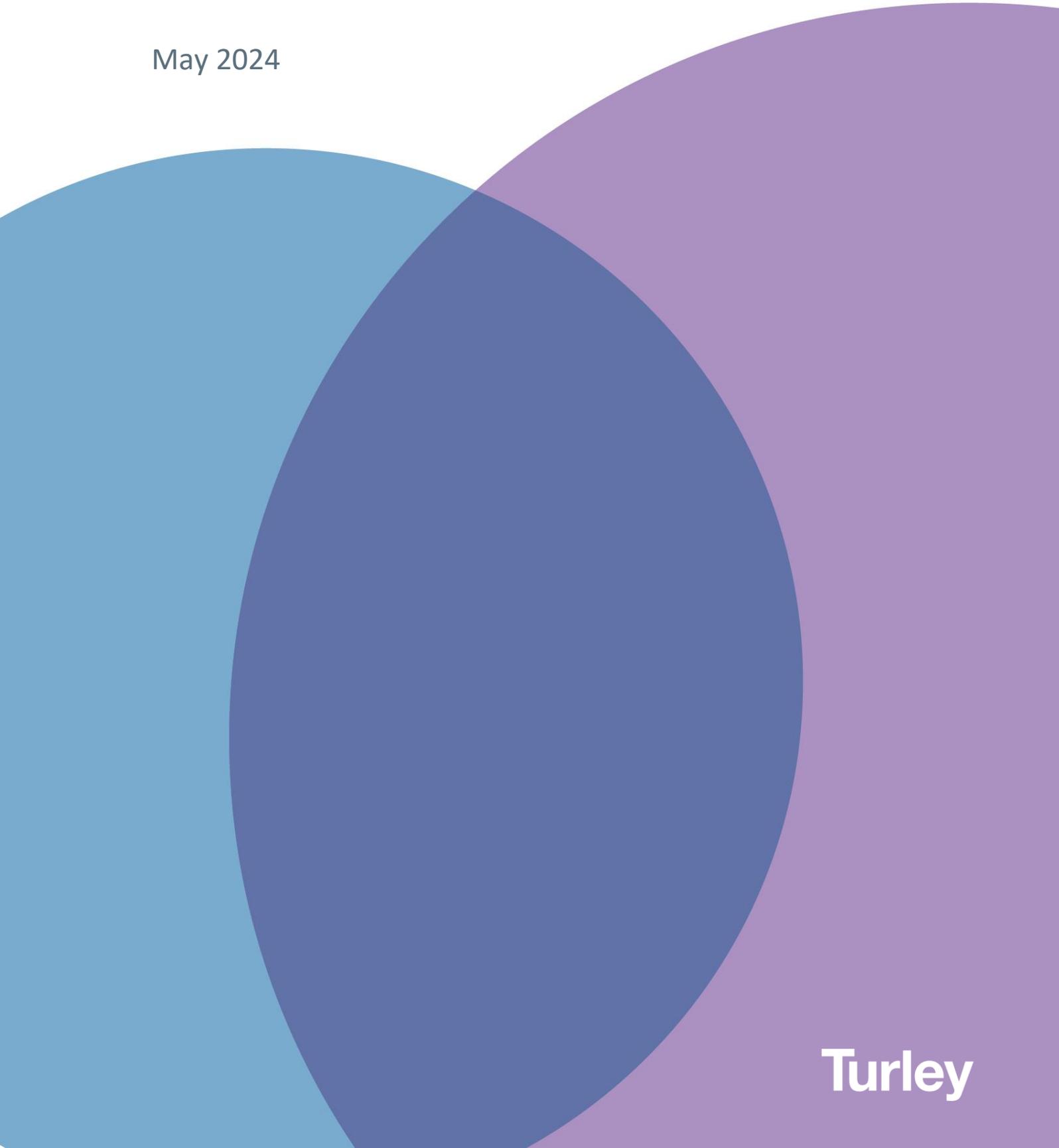


Planning Statement

3 Cambridge Gate and Mews, London, NW1
4JX

May 2024



Turley

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Client
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Our reference
WENL3001

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr Oleg Tikhturov ('the applicant') in support of an application for full planning permission and listed building consent to the London Borough of Camden ('LBC') for the following development at 3 Cambridge Gate and Mews, Regent's Park, London, NW1 4JX (hereafter referred to as 'the site'):

"Internal alterations to (former) main house and mews, including installation of replacement staircase between ground- and lower-ground-floor levels; reconfiguration of internal layout at ground- and lower-ground-floor levels; external alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works."

- 1.2 The site is located in the Regent's Park Conservation Area and forms part of a statutory Grade II listed building group at Nos. 1-10 Cambridge Gate. As set out in the planning history section later in this report, however, the site has been much-altered from its original form as a single-family house.
- 1.3 The proposals seek permission for a series of high-quality internal and external works in order to improve the standard of internal living accommodation. The proposals have been informed by a comprehensive review of the design- and heritage-related qualities of the site, and developed in careful consideration of the special interest of the listed building, the conservation area setting, and neighbouring residential amenity.
- 1.4 The applicant has also engaged in constructive pre-application discussions with LBC Officers in advance of submitting the application. The submitted proposals have sought to respond to a number of the Council's comments around design and heritage, including the opportunities and constraints presented by the historic building fabric and plan-form. This has culminated in the submitted proposals, which are considered to strike the balance between enhancing the quality of the internal living accommodation to meet the needs of its future occupiers, while preserving the special interest of the listed building and delivering a number of heritage benefits.
- 1.5 This Planning Statement has been prepared to assess the proposed development against the Development Plan and all other material planning considerations. The Statement should be read in conjunction with the documents outlined below:
- Planning Application Form, prepared by Turley
 - Certificates and Notices, prepared by Turley
 - Heritage Statement, prepared by Turley
 - Site Location Plan, prepared by Wendover Partners
 - Existing Plans, Sections and Elevations, prepared by Wendover Partners
 - Proposed Plans, Sections and Elevations, prepared by Wendover Partners
 - Design and Access Statement, prepared by Wendover Partners

1.6 It is considered that the submission provides sufficient information in order to allow LBC to validate and properly consider the application. The submission documents were agreed with officers as part of pre-application discussions.

1.7 The remainder of this Planning Statement is structured as follows:

- Chapter 2 – Site and Surroundings: provides a description of the site and the surrounding area.
- Chapter 3 – Planning History: provides a detailed history of all planning applications for the site as set out on Camden’s website, and relevant neighbouring applications and decisions.
- Chapter 4 – Proposed Development: provides a detailed description of the proposed development, highlighting the key aspects of the proposals.
- Chapter 5 – Pre-application Engagement: details the process undertaken with LBC prior to submitting this application, and the evolution of the proposals.
- Chapter 6 – Planning Policy Context: sets out the planning policy framework against which the planning application should be assessed.
- Chapter 7 – Planning Assessment: provides an analysis of the material planning considerations pertinent to the proposed development and provides a justification for the development.
- Chapter 8 – Conclusion: summarises the key features and benefits of the proposed development and the reasons as to why planning permission should be granted.

2. Site and Surroundings

- 2.1 The application site comprises Flat 1, 3 Cambridge Gate and Mews, NW1 4JX. A two-storey apartment within a mid-terrace property. The site is currently in residential use (Class C3) and effectively consists of three parts: the apartment within the principal terrace; a later-addition mews property to the rear; and a modern 'link' structure which connects the two.
- 2.2 The principal terrace, Cambridge Gate, was originally built to the designs of T. Archer and A. Green in 1875-77 in an eclectic French Renaissance Revival Style. Originally formed of ten houses, Cambridge Gate is notable for its symmetrical palace front, which is composed of five storeys (plus attic and basement levels) and features projecting end bays (Nos. 1 & 10) which are distinguished by their entrance porticoes and high French Roofs. The terrace is of predominantly Bath stone construction with a slate mansard roof.
- 2.3 The terrace is set behind an area of garden and former carriageway, which bounds the east side of Outer Circle. To the north of the building is Cambridge Terrace, a stuccoed terrace of Regency houses built in 1825 by John Nash. To the south of Cambridge Gate – and of some architectural contrast – is the Grade I Listed Royal College of Physicians, which dates from the 1960s and is widely regarded as one of London's most significant modern buildings. The terrace's principal façade overlooks Regents Park to the west. To the rear of Cambridge Gate – as noted above – is a later-addition mews, which originally comprised a range of terraced coach houses and stables. In keeping with the site's central location, the wider surrounding area is home to a variety of commercial and residential uses.



Figure 1: Site Location

- 2.4 The site is located within the Regent's Park Conservation Area, and Cambridge Gate was itself Grade II listed in 1974. By virtue of their attachment to the principal building, the two-storey mews properties to the rear of the terrace are also Grade II listed. The

eastern elevation of the mews was extensively rebuilt in the late 1990s. Of yellow stock brick construction, the mews features double garage doors, single doors, and small sash windows at ground-floor level, large sash windows at first-floor level, and a tall brick parapet above.

- 2.5 The link structure – which connects the principal terrace with the mews property – is also understood to date from the 1990s and to have been built as part of a wider series of works relating to nos. 1-9 Cambridge Gate. The link structure stands at two storeys in height, and is of brick construction at ground-floor level with conservatory-style glazing – including pitched roof – above. At the ground floor the link structure features a set of double doors, flanked by two sash windows.
- 2.6 The site has a Public Transport Accessibility Level ('PTAL') of 6a – the penultimate score – which indicates that it is highly accessible by means of public transport. In addition, the site is located within Flood Zone 1 of the Environment Agency's Flood Map for Planning, and therefore benefits from a relatively low risk of flooding.

3. Planning History

- 3.1 There is an extensive planning history for the site available on the LBC website, which is the principal source of information for this section.
- 3.2 The planning history – which is set out in the table below – comprises several applications for planning permission, listed building consent, and more minor works. The majority of these applications are for isolated works to Flat 1, No. 3 Cambridge Gate; however, applications for wider works to Nos. 1-9 Cambridge Gate have been included where relevant.

LPA Ref.	Description of development	Decision and date
2011/3051/L	Works associated with the installation of security bars to all windows on rear elevation of existing ground and first floor flat (Class C3).	Refused 28/06/2011
2011/3047/P	Works associated with the installation of security bars to all windows on rear elevation of existing ground and first floor flat (Class C3).	Refused 28/06/2011
2010/5053/L	Internal alterations and insertion of roof light in rear elevation of residential flat (Class C3).	Approved 06/10/2010
2010/5014/P	Insertion of roof light in rear roof slope of residential flat (Class C3).	Approved 06/10/2010
LS9805214	Minor alterations at lower ground level to replace two existing French doors with one enlarged opening, as shown by drawing number 3CG/PR/03.	Approved 14/12/1998
PS9805213	Minor alterations at lower ground level to replace two existing French doors with one enlarged opening, as shown by drawing number 3CG/PR/03.	Approved 14/12/1998
LS97/04029	Rebuild upper floors of east elevation facades of mews houses, as shown on drawing Nos: 4080/AL (00), D 01,02 & 28.	Approved 16/01/1997
PS97/04028	Rebuild upper floors of east elevation facades of mews houses, as shown on drawing Nos: 4080/AL (00), D 01,02 & 28.	Approved 16/01/1997
9470104	Works of part demolition, extension, and alteration in connection with conversion of premises to 24 residential units.	Approved 13/04/1994
9400493	Change of use and works of conversion from office and residential use to 23 self-contained flats and a single-family dwelling	Approved 13/04/1994

together with works of demolition, extension, and alteration.

3.3 As the above planning history suggests, the site has been the subject of extensive alteration works in recent decades. Of particular note are the works approved as part of the conversion of Cambridge Gate to residential use in 1994 (refs. 9400493 and 9470104), which provided for, *inter alia*, the substantial re-configuration and subdivision of the internal layout, as well as the addition of a modern link building between the main house and the mews.

3.4 As set out in the Design and Access Statement ('DAS'), prepared by Wendover Partners, the planning history for the site since the mid-1990s largely consists of a number of minor applications for internal and external works to the listed building. While some of these works have been sympathetic to its significance, the majority have altered the original fabric of the building in an insensitive manner.

Relevant neighbouring permissions

3.5 In the past decade, two applications have been submitted in connection with alterations to the link buildings of neighbouring properties. In 2014, planning permission and listed building consent was granted for the enclosure of the courtyard at No. 6 Cambridge Gate, together with a number of associated internal and external alterations, including works to the link building:

LPA ref.	Description of development	Decision and date
2014/3938/L	Installation of a glass floor to form enclosed rear courtyard at lower ground level. alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level and associated internal alterations.	Approved 18/06/2014
2014/3767/P	Installation of a glass floor to form enclosed rear courtyard at lower ground level. alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level and associated internal alterations.	Approved 18/06/2014

3.6 More recently, in 2022, planning permission and listed building consent was granted for the demolition and replacement of the existing link building at No.4 Cambridge Gate, together with a number of internal alterations:

LPA ref.	Description of development	Decision and date
2022/4853/L	Erection of side extension at ground floor following demolition of existing one and fenestration alterations, all within internal courtyard at lower ground floor plus internal alterations.	Approved 07/11/2022

2022/3835/P	Erection of a side extension at ground floor following demolition of existing one and fenestration alterations, all within internal courtyard at lower ground floor.	Approved 07/11/2022
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- 3.7 With respect to the proposed demolition and replacement of the link building, the Officer's Report associated with the application noted that:

"The extension would appear as a subordinate addition to the host property... the space available within the courtyard at the lower ground floor will remain unaltered. Views of the development would be limited from the street and, given that there is only a modest increase of the link extension within the central courtyard towards the rear and that it retains the existing separation distance between the rear bay, it is not considered that it would result in an increased enclosure, or have a negative impact on the setting of the listed building... Therefore, the ability to appreciate the exterior appearance of the historic building would be maintained and it would not result in the loss of the relationship between the main house, mews house and their central courtyard."

- 3.8 Further details of the planning history of the site are provided in the DAS, prepared by Wendover Partners, and the Baseline Heritage Report, prepared by Turley. In summary, however, the planning history shows the site to have been altered extensively in recent decades, such that many elements of the listed building – including the link structure, secondary staircase within the main house, and much of the mews building, including the roof – are of no significance or interest in heritage terms. Accordingly, the proposals seek to replace and enhance several of the unsympathetic alterations made to the listed building since the mid-1990s. As set out in the following sections of this statement, this will be achieved through a series of high-quality internal and external works – several of which have been informed by, and take their lead from, the similar works approved in connection with Nos. 4 and 6 Cambridge Gate.

4. Pre-application Engagement

- 4.1 Pre-application engagement is valuable for the evolution of a development, and it is recognised in Paragraph 39 of the National Planning Policy Framework ('NPPF') (2023) that it has the potential to improve the efficiency and effectiveness of the planning application process for all parties.
- 4.2 The applicant and project team have engaged in extensive pre-application discussions with LBC officers. This included a formal site visit and pre-application meeting on 18th December 2023, as well as subsequent productive dialogue around the refinement of the overall design approach.
- 4.3 Initial written advice was received from officers in January 2024 and is summarised below, following which further revisions and design options were submitted to the Council, and subsequent feedback received.

Interim Pre-application Advice

- The principle of removing/replacing the existing stair structure was supported, on the condition that any proposed alterations to the stair structure would present as secondary to the main feature staircase when read in the context of the whole building's plan-form and layout.
 - Further enlarging and removing the landing area around the stair with a semi-circular cut-out was not supported, due to concerns around loss of fabric.
 - Officers supported the principle of altering and extending the link building on account of its non-historic nature, but added the roof level would need to remain the same height as the existing.
 - With respect to the mews building, officers supported neither the proposed re-location of the staircase nor the creation of a skylight on the grounds that it was considered by officers that these works would disrupt, respectively, the original plan-form and fabric of the building.
 - Officers did not support partitioning the front room at lower ground level to create an en suite, principally due to the lack of historic precedent for a wall in this location.
 - The partial widening of the opening between the host building and link building was considered to be acceptable, as this was a non-original wall.
 - Officers supported the replacement of the existing courtyard doors at lower ground floor level with more historically accurate timber units, provided that the openings would not be widened beyond the existing situation.
- 4.4 LBC officers subsequently recommended the provision a set of high-level revisions before moving forwards to application stage. Accordingly, the applicant elected to refine the design approach, taking on board the dialogue to date. At the same time, the

applicant also undertook further historical analysis to better contextualise and, in turn, demonstrate the acceptability of the proposed works.

4.5 The applicant subsequently provided LBC officers with an updated design document and baseline heritage report in February 2024. In summary, these documents set out that:

- The design of the replacement staircase had been further developed to ensure a suitably simple approach, underlining its secondary nature relative to the ornate main staircase but with a quality of design appropriate to the building.
- The design of the replacement link building had been further refined in response to officers' comments to read as subservient to the host building whilst also being of high quality and employing appropriate materials.
- Historic plans showed extensive sub-division to have taken place across the lower ground floor level, which the proposed partition to create a guest en suite would respond to.
- Historic plans revealed the interior of the mews building to have been heavily altered from its original layout, and as a result the proposed changes – including the staircase re-location – were considered to be appropriate, especially as the original small, enclosed winder stair was neither located in the same position as the current stair nor of the same character or form.
- The proposed skylight would be located within an area of the mews building re-built as part of the 1994 re-development, and consequently would not result in the loss of any historic fabric.

Final Pre-Application Advice

4.6 Following the receipt of the revised design document and heritage report, LBC officers provided a fresh set of comments on the proposals. These can be summarised as follows:

- Officers maintained that the existing partition between the kitchen and lounge should be retained as a full-height, solid division in order to respect the original plan-form of the building. The proposed creation of a double-door sized opening between the kitchen and lounge was, however, considered to be acceptable.
- Officers maintained their opposition to the proposed semi-circular cut-out.
- The proposed sub-division of the front room at lower ground floor level to create an en-suite was supported.
- The principle of replacing the existing link building was supported, with the proposed height, materiality and fenestration noted to preserve the subservient relationship between the link building and the host building and mews.
- With respect to the mews building, officers maintained their opposition to the proposed re-location of the stair; however, the creation of a small, conservation-style rooflight was supported, as was the introduction of a small hallway at the top landing.

- The proposed flooring materials were noted to represent an improvement upon the existing situation, as was the approach to skirting and mouldings in the three constituent parts of the building.
- It was requested that reflected ceiling plans be provided to confirm that no downlights would be installed in the primary rooms of the main host building.

4.7 The applicant has since reviewed this feedback and made a number of further amendments to the scheme, including:

- Maintaining the partition between the kitchen and lounge through the construction of a replacement wall with uninterrupted cornice ceiling detailing.
- Omitting the semi-circular cut-out at the top of the staircase.
- Further refining the design of the secondary staircase within the main host building, which will now be designed in timber instead of stone.
- Providing additional design rationale in relation to the proposed re-location of the stair within the mews, which seeks to explain the benefits for the mews building in terms of internal living environment and reduced circulation.
- Providing reflected ceiling plans to confirm that recessed downlights would only be installed within the mews building – where floor-to-ceiling heights are reduced – and not within the main host building.

4.8 As demonstrated in this section, the submitted proposals are the result of comprehensive and collaborative working with LBC officers. Crucially, the applicant has made several significant amendments to the proposals in response to officers' comments. The proposals are considered to have been much enhanced as a result of this engagement, and to strike the optimal balance between the need to preserve the significance of the listed building, whilst also ensuring that it provides the high-quality living environment needed to secure its longevity as a family-sized dwelling.

5. Proposed Development

5.1 Full planning permission and listed building consent is sought for:

“Internal alterations, including installation of replacement staircase between ground- and lower-ground-floor levels; reconfiguration of internal layout at ground- and lower-ground-floor levels; external alterations, including demolition and replacement of existing ‘link’ structure and installation of skylight to mews building; and associated works.”

5.2 The proposed development is described and illustrated in full detail within the accompanying DAS, prepared by Wendover Partners. In summary, however, the proposals consist of the following works:

- Replacement of existing link building.
- Replacement of existing modern stair to main house.
- Alterations to ground floor kitchen and living room.
- Creation of new master bedroom suite at lower ground floor.
- Creation of new guest ensuite at lower ground floor.
- Alterations to mews layout.
- Replacement of existing mews staircase.
- Installation of new skylight to mews.
- Internal refurbishment.

5.3 In keeping with the advice received at the pre-application stage, the proposed internal works seek to retain the existing fabric wherever possible and minimise changes to the listed building’s interior, making only the minimum number of alterations necessary to fulfil the applicant’s ambitions. The proposed external works – namely, the replacement of the link building and creation of a skylight within the mews building – are considered to represent an improvement upon the existing situation through the use of high-quality design and materials, and to preserve the character and appearance of the listed building and the wider Regent’s Park Conservation Area.

6. Planning Policy Context

6.1 This section of the Planning Statement provides an overview of the relevant national, regional, and local planning policy context which has informed the application proposals.

6.2 The adopted Development Plan for LBC consists of the following documents:

- The London Plan (2021)
- The Camden Local Plan (2017)
- Camden Local Plan Policies Map (2021)

6.3 National policy and guidance is a material consideration, and comprises:

- National Planning Policy Framework (NPPF) (2023)
- National Planning Practice Guidance (NPPG) (2023)

6.4 The following guidance documents are also material considerations:

- Mayor of London's Supplementary Planning Guidance, including:
 - Housing Design Standards LPG (2023)
- LBC Supplementary Planning Guidance, including:
 - Amenity CPG (2021)
 - Design CPG (2021)
 - Home Improvements CPG (2021)
 - Regent's Park Conservation Area Appraisal and Management Strategy (2011)

6.5 There are no adopted or emerging Neighbourhood Plans relevant to the site.

6.6 Relevant development policies applicable to the proposed development are referred to as appropriate within the following planning assessment section.

Planning Policy Designations

6.7 The relevant extract from the adopted Policies Map (2021) is shown below:

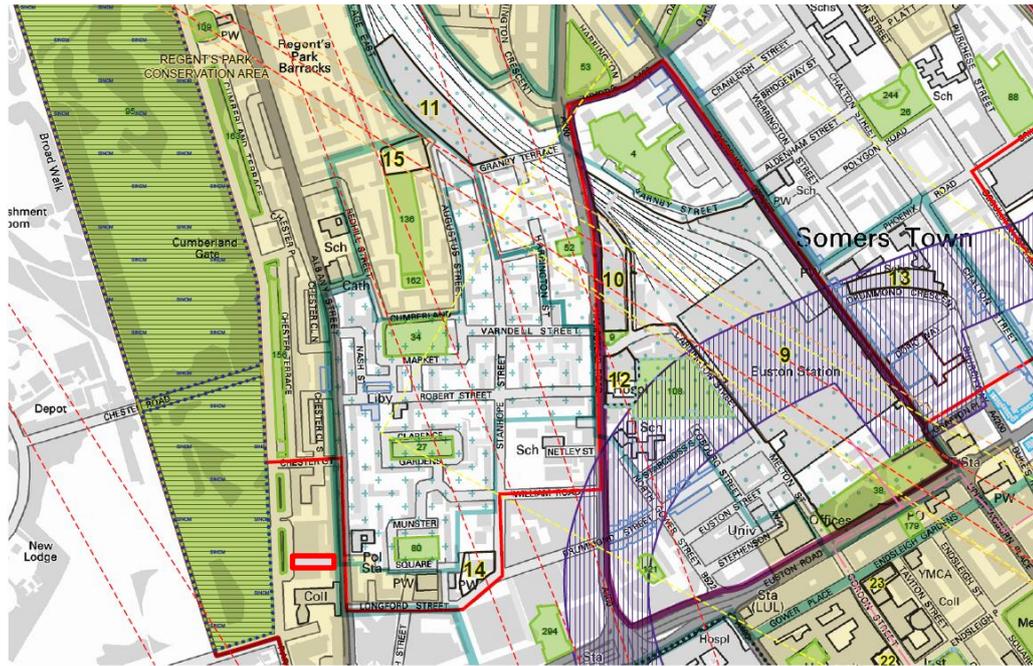


Figure 1: Extract from adopted Local Plan Policies Map (2021) (approx. site boundary shown in red)

6.8 The following spatial planning policy designations are in place at the site:

- Regent's Park Conservation Area
- Local Plan Central London Area

6.9 In terms of surrounding designations, the site is located just outside of, but does not fall within, the designated boundary of the draft Euston Area Plan (2019).

Heritage Legislative and Policy Context

6.10 Section 72(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

6.11 Chapter 16 of the NPPF (2023) outlines the Government's guidance regarding the conservation and enhancement of the historic environment. Paragraph 200 outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. A full Heritage Statement, prepared by Turley Heritage, is submitted as part of the planning application.

6.12 Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is also supported in regional and local policy.

6.13 London Plan (2021) Policy HC1 Heritage conservation and growth states that *"development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings."*

6.14 Policy D2 of the Camden Local Plan (2017) states that “[t]he Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.”

7. Planning Policy Assessment

- 7.1 This section of the Planning Statement provides an assessment of the proposed scheme against the Development Plan policies of LBC's Local Plan (adopted 2017) and the London Plan (2021), particularly in light of the site's location within the Regent's Park Conservation Area and its status as a Grade II listed building.
- 7.2 Overall, and through a series of positive, high-quality interventions, the proposals will improve the external appearance of the listed building, whilst also enhancing the internal layout and living environment to meet the needs of its future occupiers and deliver a number of heritage benefits. In line with the feedback received at the pre-application stage, the proposals have been carefully designed to preserve as much as the original plan-form and fabric of the listed building as possible, with limited alterations to these elements proposed, respecting the historic form and fabric as far as possible.
- 7.3 The proposals are a high-quality scheme and are considered to not only compare favourably to the existing situation, but to satisfy all key Development Policies and legislative requirements in relation to design, heritage, and amenity.

Principle of Development

- 7.4 The submitted application seeks planning permission and listed building consent for a range of internal and external alterations to the building. No conversion or change of use is proposed as part of the application, and hence the proposals would retain the existing residential use (Class C3). As set out in Local Plan Policy H1 (Maximising housing supply), this is the priority land use in the borough.
- 7.5 The proposals would neither increase nor decrease the number of bedrooms within the apartment. In keeping with Policy H7 (Small and large homes), therefore, the proposals would not only retain the existing family-sized home, but extend its longevity through a series of sensitive, high-quality refurbishment works.
- 7.6 Officers have previously confirmed that the principle of refurbishing the listed building is acceptable. In addition, the final set of pre-application comments noted that the previous modifications to the building – especially those carried out as part of the residential conversion in the 1990s – provide the scope for changes that would not otherwise be acceptable in a listed building. As set out in the planning history section of this report, very similar works to those proposed have previously been carried out at Nos. 4 and 6 Cambridge Gate.
- 7.7 In light of the above, the principle of the proposed development is considered to have been established, and to fully comply with Policies H1 and H7 of the Local Plan.

Design

- 7.8 London Plan Policy D3 (Optimising site capacity through the design-led approach) advises that development should have regard to the form, function, and structure of an area, place or street and the scale, mass, and orientation of surrounding buildings. Similarly, Policy D4 'Good design' seeks to ensure that all proposals deliver good design.

- 7.9 These ambitions are further supported at a local level by Policy D1 (Design), which states that the Council will seek to secure high-quality design in development. With this end in mind, the policy states that the Council will, *inter alia*, require development to respect local context and character; comprise details and materials that are of high quality and complement the local character; and provide a high standard of accommodation.
- 7.10 As set out in the DAS, the overall design approach seeks to sensitively restore and enhance the original historic fabric of the building where possible. Where the building has been unsympathetically altered in recent years, the proposals seek to over-write these alterations with more sympathetic designs, informed by the rich history of the building.
- 7.11 At present, the building – and, in particular, the main house – gives over much of its floor area to circulation space. This has the effect of undermining the significance of the property, which is experienced as a series of constrained, underwhelming internal spaces. Accordingly, the proposals seek to remove and replace some of the internal partitions at ground-floor level, in order to restore appropriate proportions – and a sense of grandeur – to the sub-divided Victorian spaces. The removal of the non-original partitions within the ground-floor rear room, in particular, are considered to be a particular benefit of the scheme in design and heritage terms, and decorative fixtures, such as cornicing and pendant light, will further unify the room and enhance the historic appearance in comparison to the existing.
- 7.12 In response to officers’ comments, the non-original partition between the lounge and kitchen is proposed to be replaced, rather than removed entirely. The partition will take the form of a sensitively-designed new wall complete with uninterrupted cornice ceiling detailing. Officers have confirmed their support for the replacement of the partition at the pre-application stage.
- 7.13 Historically, the interior spaces within the main house would have access to natural daylight from the lightwell, which was later used as a riser. Without the lightwell, however, and as a result of the large (non-original) downstands that have since been installed within the main house, very little natural light is able to reach the hallway and other deep-set parts of the building. Accordingly, the proposals seek to restore the ceiling heights to their original level by extending the height and width of the doorways. This will allow for much greater penetration of natural light throughout the main house and, in turn, markedly improve the overall quality and standard of the internal living accommodation.
- 7.14 Within the main house, the proposals also seek to replace the existing secondary staircase, which is a non-original part of the listed building (dating from the mid-1990s). The existing staircase features overly-stylised metalwork and out-of-place ball-cap newels, which interrupt the banisters. The proposals seek to replace the staircase with a simpler, less ornate staircase but with a higher quality of design and materials in order to better reflect its subservient relationship to the original, shared lobby entrance staircase.
- 7.15 At lower-ground-floor level, the proposals seek to partition the guest bedroom to create an en-suite. This would bring the layout into closer alignment with the historic plans from 1934, which show the room to have previously been sub-divided. Officers have confirmed their support for this element of the works on this basis.

- 7.16 Behind the main house is a central lightwell which, in the 1990s, was partially infilled historically to create a two-storey link structure, which connects the main house to its associated mews house that fronts Cambridge Gate Mews. The proposals seek to demolish the existing link structure and replace it with a new, more sympathetic link building. In terms of materiality, the proposed link building features critall-style ferro-finestra aluminium glazing, which has been specifically selected for its thin profiles. The columns and beams will be of Bath Stone construction or employ colour-matched pre-cast elements to complement the principal façade of the terrace.
- 7.17 In terms of design, the slender columns and critall-style glazing ensure that the proposed link building clearly reads as a subservient, yet high quality, addition to the listed building. The proposed link building will remain within the footprint of the existing building, and the space available within the courtyard will remain unaltered. As no increase in height is proposed, the proposed link building would be no more visible than the existing in views from the street or neighbouring properties.
- 7.18 Overall, and through the use of a high-quality architectural approach and appropriate palette of materials, the ability to appreciate the exterior appearance of the historic building would be maintained, and indeed would be enhanced by the proposed link building, which is of a high quality and sympathetic architectural style and a significant improvement to the setting of the historic fabric compared to the existing link. Readily discernible as a modern yet subservient and light-weight addition to the listed building, the proposed link structure would also maintain the existing relationship between the main house, the rear mews building, and the central courtyard.
- 7.19 Like the main house, the proposals for the rear mews building have taken their cues from the original Victorian proportions and approach to detailing. As appropriate to the building's original status as a service space, however, the proposals for the rear mews building are less ornate than those proposed for the main house.
- 7.20 The principal change to the rear mews building concerns the re-location of the non-original staircase, which dates from the mid-1990s. While we respect officers' comments concerning the retention of the original plan-form, the mews building has been extensively altered over its lifetime. The proposed changes are targeted within a part of the building that has undergone a significant degree of previous alteration and no longer retains the historic function, layout or spatial qualities of the mews building. As such, the proposed changes would not impact the contribution that the existing mews makes to the heritage significance of the listed building, which is principally associated with its external appearance.
- 7.21 It is also important to note that the proposed re-location of the staircase and associated alterations would represent an improvement upon the existing situation in terms of accessibility. As set out in the Design and Access Statement, the corridors at lower-ground-floor level are as narrow as 649mm at one point, which is far less than the M4(2) regulation minimum limit of 900mm in localised areas. The lower-ground- and ground-floor bathrooms are similarly narrow and below the minimum space requirements for fittings such as toilets and showers. The proposed internal alterations would improve the accessibility of the mews – ensuring that it is suitable for use and occupation by people of differing abilities – and result in an altogether higher quality of living

accommodation. On this basis, the proposed internal alterations are considered to be acceptable.

- 7.22 To provide the relocated staircase with natural light, the proposals seek to create a skylight at rooftop-level. The proposed skylight would sit within a non-original part of the rooftop which dates from the mid-1990s, and would not have an impact upon any of the historic structural vaulting that supports the roof. On this basis, officers have confirmed that a skylight in this location would be acceptable in principle.

Heritage

- 7.23 As set out above, the proposed external alterations are considered to respond appropriately to the historic character of the building, utilising appropriate and traditional materials, detailing and design to sustain and enhance the character and appearance of the listed building, as well as its positive contribution to the Regent's Park Conservation Area.

- 7.24 The proposed internal alterations have been carefully designed to preserve the original plan-form and fabric of the listed building wherever possible. Equally, however, the applicant has been mindful of the fact that the long-term use of the building as a family-sized dwelling will largely depend on its ability to provide a high-quality living environment for future occupiers.

- 7.25 A comprehensive assessment of the impact of the proposals upon the significance of the listed building is provided in the submitted Heritage Statement, prepared by Turley Heritage. In summary, however, the Heritage Statement notes that the proposals have been designed to minimise the level of impact to historic fabric and are largely focused on the modern elements of the building. It finds that the proposals would deliver the following key heritage benefits:

- Replacement of the existing modern mews link building which detracts from the appearance of the conservation area and listed building. The proposed replacement has a considered and high-quality design that improves the overall appearance of the building.
- Installation of fixtures and fittings, in keeping with the hierarchy of space and style of the building.
- Provision of a high-quality refurbishment in keeping with the conservation of the building.

- 7.26 The Heritage Statement notes that the refurbishment has been designed to minimise the level of impact to historic fabric and is largely focused on modern element of the building. On this basis, the Heritage Statement concludes that the proposals would conserve the designated heritage asset and sustain its particular significance.

- 7.27 The proposals are therefore considered to accord with the principles of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy as set out in the NPPF (Paragraphs 200, 201, 203 and 205) and supported by the NPPG; and local policy and guidance, including Policy HC1 of the London Plan and Policies D1 and D2 of the Camden Local Plan.

Amenity

- 7.28 London Plan Policy D3 states that proposals must not result in a negative impact on neighbouring amenity in terms of loss of light, privacy, visual intrusion or noise and disturbance. At the local level, Policy A1 (Managing the impact of development) similarly seeks to protect the quality of life of communities, occupiers, and neighbours. To that end, it states that the Council will require development proposals to be acceptable in terms of their impacts upon, *inter alia*, visual privacy and outlook; daylight, sunlight, and overshadowing; and artificial lighting levels. Similar – albeit more detailed – guidance is set out in the Amenity CPG.
- 7.29 The external works proposed as part of the development are relatively slight, and are not anticipated to result in any amenity impacts. The proposed link building sits within the central lightwell and would be no taller than the existing structure. Accordingly, there would not be a material impact on the amenity of neighbouring residential properties in terms of loss of light, privacy, or outlook. In addition, the proposed link building features a similar level of glazing as the existing, and is therefore unlikely to have a negative impact in terms of light spill.
- 7.30 On the above basis, the proposed development is considered to be acceptable with respect to amenity, and to satisfy key policy requirements set out in London Plan Policy D3, Local Plan Policy A1, and the Amenity CPG.

8. Conclusion

- 8.1 This Planning Statement has been prepared on behalf of Wendover Partners in support of an application for full planning permission and listed building consent to LBC for the following description of development:

“Internal alterations to (former) main house and mews, including installation of replacement staircase between ground- and lower-ground-floor levels; reconfiguration of internal layout at ground- and lower-ground-floor levels; external alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works.”

- 8.2 Prior to the submission of the application the applicant undertook extensive pre-application engagement with LBC to discuss the proposals. Several refinements to the design of the scheme were made as a result of this engagement, as summarised in this statement.
- 8.3 The subject property is a Grade II listed building, and a positive element within the streetscape in design, heritage, and townscape terms. However, its significance and interest has been somewhat undermined by a number of unsympathetic alterations, in particular those carried out as part of the conversion of the building to residential use in the 1990s. Through a series of sensitive, high-quality refurbishment works, the proposals seek to enhance the external appearance of the building – including through the replacement of the existing, unsympathetic link structure – whilst also enhancing the quality of the internal living accommodation.
- 8.4 The proposals would retain and secure the longevity of the existing family-sized home, and are considered to represent an improvement upon the existing situation in design and heritage terms. Through the use of high-quality architecture and materials, the proposals will sustain the character and appearance of the listed building, as well as its contribution to the Regent’s Park Conservation Area in which it is located. In addition, the proposals would constitute neighbourly development and are not anticipated to have any impacts in amenity terms.
- 8.5 In summary, the submitted proposals will ensure the listed building is maintained for the long term in a beneficial use. This will be achieved through a series of sensitive, high-quality internal and external works which are considered to meet all of the relevant design-, conservation- and amenity-related policies. As set out in the submitted Heritage Statement, the proposals would deliver several key heritage benefits, including:
- The replacement of the existing modern mews link building which detracts from the appearance of the conservation area and listed building. The proposed replacement has a considered and high-quality design that improves the overall appearance of the building.
 - Provision of a high-quality refurbishment in keeping with the conservation of the building.
 - The installation of fixtures and fittings, in keeping with the hierarchy of space and style of the building.

8.6 The proposals would also deliver wider design improvements, including:

- The replacement of the internal stairs in the main house part of the apartment with a higher quality alternative, which is clearly subservient to/differentiated from the original main staircase of the original house.
- Rationalisation of the much-altered interior layout of the mews to provide more accessible and higher quality living accommodation.

8.7 The proposed development is therefore considered to be acceptable in planning terms, and to accord with the Development Plan and material considerations. Accordingly, we respectfully request that LBC grant planning permission and listed building consent for the proposed works.