

Application ref: 2024/2077/L
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Turley
Brownlow Yard
12 Roger Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
3 Cambridge Gate
London
NW1 4JX

Proposal:

Internal alterations to (former) main house and mews, including construction of replacement staircase between ground and lower ground-floor levels to the main house; enlarging doorways to the main house; construction of timber insert to ground floor living room; construction of ensuite to lower ground floor bedroom; reconfiguration of internal layout at ground and lower ground floor levels to mews building; external alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works.

Drawing Nos: 00_00, 04; 00_01, 01; 01_01, 02; 01_02, 03; 01_03, 00; 01_11, 00; 01_12, 00; 06_01, 02; 06_02, 01; 07_01, 00; 07_02, 00; 11_01, 03; 11_02, 03; 11_01, 02; 12_01, 02; 12_02, 02; 16_01, 02; 16_02, 02; 17_01, 00; 17_02, 02;

Supporting information: Design & Access Statement prepared by Wendover Studio, July 2024; Planning Statement prepared by Turley, May 2024; Heritage Statement prepared by Turley, May 202

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:

00_00, 04; 00_01, 01; 01_01, 02; 01_02, 03; 01_03, 00; 01_11, 00; 01_12, 00; 06_01, 02; 06_02, 01; 07_01, 00; 07_02, 00; 11_01, 03; 11_02, 03; 11_01, 02; 12_01, 02; 12_02, 02; 16_01, 02; 16_02, 02; 17_01, 00; 17_02, 02;

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 Prior to the commencement of works, detailed drawings and/or samples of the following shall be submitted to and approved in writing by the local planning authority, including:

a) Plan, elevation and section drawings of all new internal architectural detailing and fittings at a scale of 1:10, and 1:1 including - internal door joinery, cornices, architraves, skirting, ceiling roses.

b) Plan, elevation and section drawings showing the design of the two new Staircases at a scale of 1:25 and/or 1:10, and 1:1 for details. Materials for both stairs also to be specified.

c) Plan, elevation and section drawings of the new Chimneypieces (fireplace surrounds, hearthstones and grates) at a scale of 1:25 and/or 1:10, and 1:1 for details.

d) Plan, elevation and section drawings of all new external joinery at a scale of 1:10 with typical glazing bars, moulding and architrave details at 1:1.

e) Samples of new facing materials (bath stone) for the link.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting consent.

The proposal involves internal and external alterations to the existing terrace and mews buildings. Internal alterations include construction of replacement staircase between ground- and lower-ground floor levels to the main house; enlarging doorways to the main house; construction of timber insert to ground floor living room; construction of ensuite to lower ground floor bedroom; and reconfiguration of internal layout at ground- and lower-ground-floor levels to mews building. External alterations involve demolition and replacement of the existing 'link' structure and installation of skylight to mews building.

The existing planform in the host building is largely reflective of partitioning that occurred during the 1990s subdivision of the building into flats. The proposed rearrangement of modern partition walls would therefore not impact the historic layout or fabric. At lower ground floor, the proposed division of the rear room would introduce more historically accurate proportion.

At ground floor, reference to the original proportions of the rear living room will be adequately retained through the retention of nibs and downstands and proscenium arch. The opening up of the kitchen/living wall would match the dimensions of approved works at No.4 and is balance through the reinstatement of the full length of the room.

The enlarging of the ground floor doorways has been revised to match and not exceed the dimensions of previously approved alterations at 2500mm in height.

Architectural details and features unlawfully removed prior to approval (skirting, cornice, architraves, fireplace etc.) will be re-provided and adopt appropriate hierarchies indicative of the associated location at lower ground floor, ground floor and in the host and mews building. The ground floor Drawing Room fireplace and surround will be reinstated, with its final detail secured by condition.

With regard to internal works to the mews building, as revised, the retention of the lower ground floor planform arrangement with garage division and retention of the stair in its historic location ensure that surviving historic fabric, evidential value and secondary character of the mews will be preserved. Joinery alterations and realignments would only occur on the internal courtyard façade of the Mews that has been rebuild and does not contain historic fabric. Traditional proportions will be retained.

The existing link structure is not an original feature nor of the period of the original mews building, as such there would be no loss of original or historic fabric with its replacement.

The footprint of the proposed link structure would be larger when compared to the existing structure; however, the enlarged link is considered to maintain subservience to the mews building and main house. The setback detail around the cantered bay allows this feature to remain legible, with a similar arrangement approved at No. 5 (Flat 2), under planning permission ref.

2022/3835/P and listed building consent ref. 2022/4853/L (both dated 28/02/2023).

The courtyard elevation would be constructed with bath stone cladding and a more contemporary fenestration such that the link retains clear delineation from the historic build forms while also maintaining a cohesive material palette.

Regarding the proposed rooflight to the mews building, this would be located in the flat portion of the roof plan that was rebuilt and would not cut into the original arched vaulted ceiling. As such, the rooflight would not adversely impact on any of the historic features of the building.

The site's planning history has been taken into account when making this decision.

- 2 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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