

Application ref: 2024/1454/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 6 September 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**5 Cambridge Gate**  
**London**  
**NW1 4JX**

Proposal: External alterations including demolition and replacement of existing 'link' structure/building, new roof light and associated works.

Drawing Nos: 052\_00\_01, 052\_01\_01 (Rev 01), 052\_01\_02 (Rev 02), 052\_01\_03, 052\_01\_11, 052\_01\_12, 052\_06\_01 (Rev 01), 052\_06\_02 (Rev 01), 052\_07\_01, 052\_07\_02;

052\_11\_01 (Rev 01), 052\_11\_02 (Rev 01), 052\_11\_03, 052\_12\_01, 052\_12\_02, 052\_16\_01 (Rev 01), 052\_16\_02 (Rev 01), 052\_17\_01, 052\_16\_17\_02 (Rev 01)

Design and Access Statement (Revised August 2024)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

052\_00\_01, 052\_01\_01 (Rev 01), 052\_01\_02 (Rev 02), 052\_01\_03, 052\_01\_11, 052\_01\_12, 052\_06\_01 (Rev 01), 052\_06\_02 (Rev 01), 052\_07\_01, 052\_07\_02

052\_11\_01 (Rev 01), 052\_11\_02 (Rev 01), 052\_11\_03, 052\_12\_01, 052\_12\_02, 052\_16\_01 (Rev 01), 052\_16\_02 (Rev 01), 052\_17\_01, 052\_16\_17\_02 (Rev 01)

Design and Access Statement (Revised August 2024)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The proposed roof light as shown in drawing 052\_11\_03 shall be conservation style. This shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The special architectural and historic interest of these listed buildings includes their architectural design and elevational hierarchy on all façades, their contribution to the setting of the wider listed group and Regents Park Estate planned landscape and Conservation Area and all elements of the surviving intact internal planform and general spatial character, historic fabric and traditional features.

The proposal involves external alterations to the existing terrace and mews buildings, namely the demolition and replacement of the existing glazed structure at the ground floor, which links the terrace with the rear mews building, along with the installation of a skylight to the mews building.

In terms of the link replacement, the existing conservatory link is a non-original structure, however it is lightweight in appearance and subservient to both the

main house and mews. The proposed design maintains this lightweight character providing large rectangular openings and helping it distinguish itself from the two buildings. The alterations here are respectful of the general original layout as well.

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

The rooflight is proposed to be installed within a modern flat roof and would be largely hidden from view and therefore it is considered acceptable. A condition will be placed on the application to ensure this rooflight is of a conservation style.

Overall, the works would adequately maintain the character and appearance of the Regent's Park Conservation Area and the special character and setting of the listed buildings. The Council's Conservation Officer has raised no objections to the proposal following the amendments.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. The CAAC has since removed their objection following amendments to the proposals. The site's history has been taken into account.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer