

Application ref: 2024/2211/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
5 Cambridge Gate
London
NW1 4JX

Proposal: External alterations including demolition and replacement of existing 'link' structure/building, proposed roof light and associated works. Internal alterations to (former) main house and mews including installation of replacement staircases; reconfiguration of internal layouts at ground and lower- ground floor levels (main house) and ground and first floor levels (mews).

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 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:

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 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 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.

As the existing stair is a post-1994 addition and not reflective of a historic circulation space there is scope to remove the existing structure and replace it with a more contemporary element. The proposed stair presents as more secondary when read in the context of the whole building's plan form and layout and is therefore acceptable, as it would respect the original planform, the surviving feature of the main stair and traditional hierarchy of rooms.

The existing wall corresponds to the historic plan form, which created a symmetrical room layout, centred on the bay window. The proposed opening would be acceptable, as the retained nibs are 775mm, which would allow enough of the room proportions to be read. This is the same as what has been considered acceptable within neighbouring properties.

In terms of the lower ground floor the alterations here would be respectful of the general original layout with rooms proportions still evident.

Although the mews house has been subject to alterations, the general planform remains intact. In the mews the existing stair position, orientation and adjoining section of the historic wall are to be retained. Given that the rest of the space is largely modern, no other objections are raised to the proposed alterations here. Following alterations to the proposals the Council's Conservation Officer considers there would be no harm to heritage assets resulting from them.

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. Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

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 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 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.
- 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) 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer