

13 September 2024

Delivered via email

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

Ref: WENL3000

Dear Sir / Madam

3 CAMBRIDGE GATE AND MEWS, LONDON, NW1 4JX
APPLICATION FOR LISTED BUILDING CONSENT

We write on behalf of Mr. Oleg Tikhturov ('the applicant') to submit an application for listed building consent to the London Borough of Camden ('LBC' or 'the Council') in connection with a series of internal and external refurbishment works to the windows and doors of Flat 1, 3 Cambridge Gate and Mews, London, NW1 4JX ('the site'). For the avoidance of doubt, all external works are limited to the repair or like-for-like replacement of the property's existing windows and doors, and so the proposals do not require full planning permission.

The site forms part of a Grade II listed terrace (1-10 Cambridge Gate) but has been much-altered from its original form as a single-family house. In August 2024, planning permission and listed building consent (refs. 2024/1146/P and 2024/2077/L) was granted for a series of internal and external alterations including, *inter alia*, the replacement of the existing 'link' structure to the rear of the main house, and the installation of a skylight to the adjoining mews building. The subject proposals are intended to complement the extant permission and, through the repair or like-for-like replacement of several of the existing windows and doors, seek to secure the long-term viable use of the property as a residential dwelling.

This letter explains the contents of the listed building consent application, which is considered to meet all relevant legislative and planning policy requirements. Accordingly, the following sections cover the submission documents, the site, planning history, proposed works, planning policy considerations, and end with a concluding summary explaining why listed building consent should be granted

SITE AND SURROUNDINGS

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.

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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.

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

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.

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. Planning permission and listed building consent for the erection of a new link structure – together with a wider set of refurbishment works – was recently granted in August 2024 under application refs. 2024/1146/P and 2024/2077/L.

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.

PLANNING HISTORY

Attached as an appendix (**Appendix 1**) to this letter is an initial planning history for the site, which has been retrieved from LB Camden's online planning records. The planning history 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.

As noted above, planning permission and listed building consent (refs. 2024/1146/P and 2024/2077/L) was recently granted in August 2024 for a series of internal and external alterations to the property including, *inter alia*, the replacement of the existing 'link' structure to the rear of the main house, and the installation of a skylight to the adjoining mews building. These and other refurbishment works are referenced in the accompanying submission documents where appropriate.

PROPOSED WORKS

The proposed works have been informed by specialist advice from Timbawood heritage window and door specialists, and have been designed to minimise the impact to historic fabric. Reference should be made to Paragraph 5.4 of the accompanying Heritage Statement, which provides a full summary of the intended works. The submitted drawings should also be viewed to gain a full understanding of the proposals, which – for the avoidance of doubt – do not require full planning permission as all of the proposed external works concern either the repair or like-for-like replacement of the existing windows and doors.

PLANNING POLICY ASSESSMENT

Legislative requirements for works to listed buildings are set out in the submitted Heritage Statement.

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)

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

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

The following guidance documents are also material considerations:

- Design Camden Planning Guidance (CPG) (2021)
- Home Improvements CPG (2021)
- Regent's Park Conservation Area Appraisal and Management Strategy (2011)

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

Local Plan Policy D1 (Design) 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.

Local Plan Policy D2 (Heritage) states that the 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.

The proposals have been assessed in the submitted Heritage Statement. The document describes the significance of the subject building and the conservation area in which it is located. It concludes that the proposals meet the tests of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF (paragraphs 200, 201, 203, and 205) and supported by the NPPG; and local policy and guidance, including the London Plan (Policy HC1) and the Local Plan (Policies D1 and D2).

CONCLUSION

This letter describes an application for listed building consent in respect of proposed refurbishment works at Flat 1, 3 Cambridge Gate and Mews in the London Borough of Camden. It is accompanied by a full suite of drawings, a DAS and Heritage Statement, in accordance with regulatory requirements.

Overall, the applicant intends to take a careful approach to the refurbishment of the site that have been designed to minimise the impact to historic fabric. The works will be carried out in a sensitive manner so as to preserve the special interest of the listed building and the character and appearance of this part of the Conservation Area.

Pending the required procedural steps, we therefore request that LBC grants listed building consent to enable the heritage benefits of the proposals to be realised. We trust that the enclosed information is sufficient to validate the application. However, should you have any queries or require any further information, please do not hesitate to contact me or my colleague Nick Edwards (nick.edwards@turley.co.uk)

Yours sincerely,



Oliver Jefferson

Director

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Appendix 1: Planning History

- **2024/2077/L | 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. | Approved 19/08/2024.**
- **2024/1146/P | External alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works. | Approved 19/08/2024.**
- 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 | 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 together with works of demolition, extension, and alteration. | Approved 13/04/1994.