

Application ref: 2024/2838/L  
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Date: 16 September 2024

**Development Management**  
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95a Rye Lane  
London  
SE15 4ST  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**4 Cambridge Gate**  
**London**  
**Camden**  
**NW1 4JX**

Proposal:

Minor internal alterations to ground floor of the main house.

Drawing Nos: 1089 DFA 20 102 rev 1, 1089 DFA 20 101 rev 1, 1089 DFA 51 101 rev 1, site location plan

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:

1089 DFA 20 102 rev 1, 1089 DFA 20 101 rev 1, 1089 DFA 51 101 rev 1, site location plan

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 site is a grade-II-listed town house of 1877 in the French Renaissance style, one of a terrace of 10, making a positive contribution to the Regent's Park Conservation Area.

It has been made into a flat that comprises the ground floor and basement, the entire staircase to the third floor, and the yard, link building and mews house.

The applicant wishes to modify an implemented scheme. A single door leading into a lavatory is to be replaced by a pair of doors. A new scheme of shelves and applied coving is to be modified such that the cornice steps forward of the chimney breast, allowing the installation of a retractable screen. An existing 20th-century fireplace is to be removed and replaced with one of a more appropriate period.

It is noted that, at first-floor level, a hitherto unknown rococo doorway infilled with a large mirror that was concealed behind built-in furniture and revealed during works is to be re-encapsulated behind furniture, per the existing consent.

A pair of recessed downlighters near the ground-floor front window is to be removed, a heritage benefit considered in the balance of other elements of the scheme.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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.

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 2021.

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