

Application ref: 2024/3944/L  
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**Development Management**  
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Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1**  
**3 Cambridge Gate**  
**London**  
**Camden**  
**NW1 4JX**

Proposal:

Replacement of selected windows and doors, alterations to other windows and doors, and associated works.

Drawing Nos: Site location plan; Cover Letter Ref: WENL3000; Heritage Statement; Drawings numbered: DEX03 31\_11; DEX05 31\_10; Proposed courtyard elevations 31\_02; Exterior courtyard elevations 31\_0; Proposed front facade and Mews elevations 17\_01; Existing front facade and Mews elevations 07\_01; B1093/1; B1093/2; B1093/3; B1093/4; B1093/5; B1093/6; B1093/7; B1093/8; B1093/9

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: Site location plan; Cover Letter Ref: WENL3000; Heritage Statement; Drawings numbered: DEX03 31\_11; DEX05 31\_10; Proposed courtyard elevations 31\_02; Exterior courtyard elevations 31\_0; Proposed front facade and Mews elevations 17\_01; Existing front facade and Mews elevations 07\_01; B1093/1; B1093/2; B1093/3; B1093/4; B1093/5; B1093/6; B1093/7; B1093/8; B1093/9

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 Site and Significance

The application site is part of a GII listed Victorian terraced mansion in the Regents Park Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a C19th residential property and its townscape value, including its positive contribution to the character and appearance of the conservation area.

#### Proposed Works

Replacement of selected windows and doors, alterations to other windows and doors, and associated works.

#### Impact of Proposed Works on Significance

The works comprise several elements but are chiefly:

Replacement of single glazing with single glazing in frames and works to replace doors with doors of similar appearance.

None of the existing windows pre-date 1945. However, the frames and the fact they are single-glazed are of a good appearance and do contribute to the special architectural interest of the listed building and the terrace as a whole. The proposals seek to retain and repair the existing frames and fit with single glazed panes of a hand-drawn glass. There has been extensive renewal of windows and doors in the 20th century - either as part of iterative pattern of alteration; potentially as targeted repairs following extensive Second World War bomb damage; and as part of the 1990s Cambridge Gate and Mews renewal scheme. A physical survey of the Site's windows proposed for change has been undertaken both by Turley and Timbawood. It has been determined, as with many other examples of windows across the wider listed terrace, that they

are modern replacements. Similarly most doors on Site are not considered to contribute to the listed building group's heritage significance. Most doors have previously been replaced as part of successive changes to the internal layout of the Site, including the noted episodes of change following the Second World War and in the 1990s.

The proposed works retain what is significant about the site, i.e. the general materials and appearance. There is no loss of C19th fabric.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

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

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 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer