

Application ref: 2024/3771/L  
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**Development Management**  
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The Brentano Suite  
Solar House  
915 High Road  
Greater London  
N12 8QJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**5 Cumberland Terrace  
London  
Camden  
NW1 4HS**

Proposal:

Internal alterations including new fixtures and fittings; mechanical, electrical, plumbing; and the demolition of partition walls to replan the layout.

Drawing Nos: HERITAGE STATEMENT + DESIGN AND ACCESS

STATEMENT\_Rev1; 100; 105; 110\_Rev2; 130\_Rev2; 131; 140; 150\_Rev2; 160; 170;  
180; 190; 200; 210\_Rev1; 250; 251\_Rev1; 252\_Rev1; 261; 262

Supporting Documents:

CA7534.01 STRUCTURAL REPORT - 5 Cumberland Terrace; Proposed Floor  
Acoustic Treatment\_DATA SHEET - REGUPOL sonus multi 3 4515; Proposed Wall  
Acoustic Treatment\_DATA SHEET - WB Acoustic Barriers; Proposed Mechanical  
Services Specification; Electrical Services Specification; Acoustic Treatment; Architect  
Consultation Comments Response\_18102024BB

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:

HERITAGE STATEMENT + DESIGN AND ACCESS STATEMENT\_Rev1;  
100; 105; 110\_Rev2; 130\_Rev2; 131; 140; 150\_Rev2; 160; 170; 180; 190; 200;  
210\_Rev1; 250; 251\_Rev1; 252\_Rev1; 261; 262

Supporting Documents:

CA7534.01 STRUCTURAL REPORT - 5 Cumberland Terrace; Proposed Floor Acoustic Treatment\_DATA SHEET - REGUPOL sonus multi 3 4515; Proposed Wall Acoustic Treatment\_DATA SHEET - WB Acoustic Barriers; Proposed Mechanical Services Specification; Electrical Services Specification; Acoustic Treatment; Architect Consultation Comments Responce\_18102024BB

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 application building at 5 Cumberland Terrace is Grade I Listed on the National Heritage List for England (No. 1067386) and is also in the Regents Park Conservation Area. The property is located in a terrace of 59 townhouses that were constructed c.1827 by John Nash and is part of the wider master planned urban landscape on the eastern edge of Regents Park forming part of the group of uniform Palace style terraces. Cumberland Terrace suffered from bomb damage during WWII and the townhouses were subdivided and converted into flats in the 1950-60s.

The subject application works relate to flat No.5 which is located at first-floor. Works proposed include internal alterations to the planform of the building, with the rearrangement and relocation of bathroom and kitchen facilities.

The subject applications works are limited to fabric associated with the 1950s developments when the terrace was converted into flats. The proposed planform alterations and subdivision of the rear rooms would only impact

partitions identified as hollow clay tile or concrete block and modern joinery. Architectural detailing and doors reintroduced would be hierarchically and historically appropriate. The extent of these works is further balanced by the proposed reinstatement of the primary front reception room to its original proportions - where the existing fireplace, cornices and downstand will be retained in order to preserve a reference to the post war iteration in the building's history.

Rearrangements to the bathrooms and kitchen facilities would connect into the existing service runs with slim-profiled acoustic and insulation treatments integrated into the new fabric. The revised lighting scheme would introduce only surface mounted units into the primary rooms maintaining the historic spatial character.

It is therefore considered that the proposed works will not harm the special architectural or historic interest of the Listed Building, and with no external alterations proposed, the character and appearance of the Regents Park Conservation Area will remain unchanged.

The application has been advertised in the press and by means of a site notice, whereby there were three objections, two from residents and one raised by the Regents Park Conservation Area Advisory Committee. Objections included reference to noise and property prices which cannot be considered for a listed building consent application as they do not have an impact on the special interest of the listed building. Concerns specifically in relation to the impact on the Listed Building that could be addressed as material planning considerations related to the location of servicing (ventilation and plumbing), lighting, and layout alterations. The detailed design specifications provided and further amendments and revisions to the lighting scheme and architectural detailing retention are considered to address these concerns. Technical details regarding fire safety will be covered through building regulations. The CAAC have formally withdraw their objection (20.10.2024).

Historic England has issued a letter of flexible authority ratified by the secretary of state, dated 19 September 2024.

- 2 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 policies 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.

- 3 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.

- 4 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.
- 5 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 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



Daniel Pope  
Chief Planning Officer