

Application ref: 2024/5693/L
Contact: Rose Todd
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Date: 24 December 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mario Pilla Architects Ltd
50 Tollington Park
London
N4 3QY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 4
10 Cambridge Gate
London
NW1 4JX

Proposal:

Refurbishment of existing bathroom located within Flat 4, comprising replacement of existing bath tub and shower cubicle with larger shower area plus adaptation of hot and cold water supplies and waste and brassware locations.

Drawing Nos: Drawing No. 0137_A_005 (Drawing Title: Site Plan Location Plan & Site Photographs); Drawing No. 0137_A_200 (Drawing Title: Survey Bathroom Refurbishment Plan, Elevations Room S-R01); Drawing No. 0137_A_201 (Drawing Title: Survey Bathroom Refurbishment 3D Views Room S-R01); Drawing No. 0137_A_300 (Drawing Title: Proposed Bathroom Refurbishment Plan, Elevations Room S-R01); Drawing No. 0137_A_301 (Drawing Title: Proposed Bathroom Refurbishment 3D Views Room S-R01); Document No. 0137_A_500 (Document Title: Heritage Design and Access Statement).

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:

Drawing No. 0137_A_005 (Drawing Title: Site Plan Location Plan & Site Photographs); Drawing No. 0137_A_200 (Drawing Title: Survey Bathroom Refurbishment Plan, Elevations Room S-R01); Drawing No. 0137_A_201 (Drawing Title: Survey Bathroom Refurbishment 3D Views Room S-R01); Drawing No. 0137_A_300 (Drawing Title: Proposed Bathroom Refurbishment Plan, Elevations Room S-R01); Drawing No. 0137_A_301 (Drawing Title: Proposed Bathroom Refurbishment 3D Views Room S-R01); Document No. 0137_A_500 (Document Title: Heritage Design and Access Statement).

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 Reasons for granting listed building consent (delegated):

Cambridge Gate is a symmetrical terrace of 10 houses built in French Renaissance style (1875-77). The terrace is unusual amongst the Regent's Park properties in that it is constructed from Bath stone, unlike the stucco of the earlier Nash terraces. The terrace which is of 4 storeys plus attics and basements is listed Grade II and is situated in the Regent's Park Conservation Area.

The proposal seeks permission for refurbishment works to the existing (modern) bathroom located within Flat 4, principally involving the replacement of the existing bath tub and shower cubicle with a larger wet-room style shower. The works will employ existing service runs and will not affect historic fabric or decorative internal features.

After reviewing the submitted details it has been concluded that the proposed works, which are of an internal nature only, will not harm the special interest of the Grade II listed building or the character and appearance of the

conservation area.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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 2024.

- 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 6 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)


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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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer