

Delegated Report		Analysis sheet		Expiry Date:		25/10/2012	
		N/A / attached		Consultation Expiry Date:		04/10/2012	
Officer				Application Number(s)			
Victoria Pound				2012/4338/L			
Application Address				Drawing Numbers			
48 Cumberland Terrace London NW1 4HP				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to top floor flat, to include alterations to partitioning and layout.							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and site notices displayed – no responses received. English Heritage – flexible authorisation received.					
CAAC/Local groups* comments: *Please Specify		N/a – listed building consent only.					

Site Description

The application site is located within Cumberland Terrace, the grandest of the eleven Grade I listed stucco-fronted Nash-designed terraces in Regent's Park. The terrace embodies the idea of a palace fronting a 'natural landscape' within the city. The terrace was completed in 1826. The centre block has a projecting temple front: a giant order of ten Corinthian columns capped with a pediment containing exuberant sculptures. On each side of the central block are symmetrical terraces, separated by recessed triumphal Ionic arches. The archways provide access to a courtyard space with pairs of houses, and the original steeply ramped access to the mews behind survives for the northern courtyard.

The application property is located within the main terrace. The property is now divided into flats, and the works under consideration here relate to the top floor flat only.

Relevant History

None to this property.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

Internal alterations are proposed to the top floor flat. Like the other Nash terraces, Cumberland Terrace sustained significant damage during WW2 and was extensively rebuilt behind the facade post-war. There are no significant or decorative features of interest at this level.

The works proposed are generally minor in nature, seeking limited alterations to the position of non-original stud partitioning, formation of new doors off the corridor, and the removal of a small amount of masonry wall in order to enlarge the bathroom. It is also proposed to install recessed downlighters within the rooms. The flat is not within a principal floor levels, the ceilings are not original, and the position of the downlighters, within the top floor of the building, which is positioned behind a parapet, ensures that they will have no significant impact on the appearance of the building from the outside. To this end they are considered to be acceptable in this context.

The works are considered to preserve the building's special architectural and historic interest and approval is recommended as the relevant local and national policies are met.

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