



Camden Council
Planning - Development Control
Camden Town Hall
Judd street
London
WC1H 8ND

OUR REF : 643 05 111019 AM TO CC

19 October 2011

Dear Sir or Madam,

RE : 50 CUMBERLAND TERRACE LONDON NW1 4HJ

Further to the pre-application advice received from Antonia Powell between 01 Aug and 03 Oct 2011, I submit on behalf of my client, Wingate Ltd, c/o 50 Cumberland Terrace, a planning and listed building consent application. The property is grade I listed as such :

Reference No: 798-1-29082

Location: (West side) Nos.1-59 (Consecutive) and attached railings

Street: Cumberland Terrace

Date of listing: May 14 1974

Grade : I

Description : Monumental palace-style terrace of 59 houses. c1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. Pairs of houses in courtyards behind Arches (Nos 18 & 19 and Nos 50 & 51): stucco with slated roofs and central chimneys. 2

storeys and basements. 5 windows. Corinthian pilasters rise through ground and 1st floors to carry modified entablature with cornice at eaves level surmounted by arcaded parapet. Pilastered porticoes with round-arched entrances. Recessed sashes; ground floor tripartite. Plain 1st floor sill band. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled finials to all areas and gardens on Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a place overlooking the natural landscape of Regent's Park. The King's guinguette, had it been built, would have stood almost opposite. (Survey of London: Vol.XIX, Old St Pancras and Kentish Town (St Pancras II): London: - 1938: 116).

The project consists of the following :

- insertion of internal lift
- lowering lower ground floor front room floor level and inserting a mezzanine floor with stair, creating double height space
- removal of secondary glazing and window replacement with historic slim double glazing
- internal alterations & landscaping to the front and rear lightwells
- building services alterations

I attach a cheque in the sum of £150 for the fee, the emailed written pre-application advice received and the following drawings :

643-201 LOCATION PLAN

EXISTING DRAWINGS :

643-203A BASEMENT & LOWER GROUND FLOOR PLANS
643-204A GROUND + FIRST FLOOR PLANS
643-205A SECOND + ROOF FLOOR PLANS
643-206A ELEVATIONS SOUTH + EAST
643-207 SECTION AA
643-208 SECTION MM +NN
643-209 SECTION GG + PP
643-210 SECTION KK
643-211 SECTION BB + FF

PROPOSED DRAWINGS :

643-213 BASEMENT & LOWER GROUND FLOOR PLANS
643-214 GROUND + FIRST FLOOR PLANS
643-215 SECOND + ROOF FLOOR PLANS
643-216B ELEVATIONS SOUTH + EAST
643-217 SECTION AA
643-218 SECTION MM +NN
643-219 SECTION GG + PP
643-220 SECTION KK
643-221 SECTION BB + FF

The building has been recently completely modernised with the basement and lower ground floors being solid concrete and all internal doors, cornices, skirtings, architraves, mouldings and floor finishes being new. The only original item appears to be the ground floor staircase.

I would be very grateful if you would contact me at your earliest convenience by telephone if there are any matters that may preclude the granting of this application in order that a solution may be found in the most timely manner.

Yours sincerely,

Ania Mrowka

GEBLER ASSOCIATES LTD

Ms Ania Mrowka – Gebler Tooth Architects Tel 020 8600 2800 Fax 020 8600 2849
Direct Line 020 8600 2807 ania@geblertooth.co.uk

62 glenthams road, barnes, london, SW13 9JJ tel: 020 8600 2800 fax: 020 8600 2849 architects@geblertooth.co.uk www.geblertooth.co.uk

Ania Mrowka

From: Powell, Antonia [Antonia.Powell@Camden.gov.uk]
Sent: 03 October 2011 16:01
To: Ania Mrowka
Subject: RE: 643 CUMBERLAND - 05 PLANNING at 50 Cumberland Terrace

Thank you for your message below. I confirm that I have now talked through your proposals with the English Heritage Advisor as we discussed, and in principal I am able to support the scheme providing we can agree the details.

With regard to the detailed design of replacement glazing, we would expect to see scholarly early 19th century, replica glazing bar sections and framing appropriate to this grade I listed building. The Planning Authority will need to ensure the details are acceptable and as such they may either be submitted with your application or alternatively a condition requiring details, could be attached to any consent.

As far as the design and materials of the mezzanine are concerned they should be appropriate to the Grade I status. A contemporary approach could be appropriate providing the quality and detailed design is commensurate with the building.

I trust this is of assistance. Please contact me should you wish to discuss any element of the proposal.

Antonia Powell
 Senior Planner (Conservation) Development Management Team (West Area)

Telephone: 020 7974 2648

Please note these are the infomal comments of an officer of the council and woul d not prejudice any subsequent decision taken by the council.

From: Ania Mrowka [mailto:ania@geblertoath.co.uk]
Sent: 26 September 2011 17:57
To: Powell, Antonia
Cc: neil_boothby@hotmail.com; Sasha Gebler; Iris Wong; Rachael Scarr-Hall
Subject: 643 CUMBERLAND - 05 PLANNING at 50 Cumberland Terrace

Dear Antonia

Further to our telephone conversation just now, it is excellent news to hear the positive response from yourselves and English Heritage.

This is summarized as follows:

- Due to the considerable changes in the 1950's to the fabric of the building you would not object to the lowering of the floor in the front basement to align with the existing corridor, and thus create a mezzanine floor in the front room, including the proposed staircase.
- The nature of the materiality of the mezzanine and associated stair would thus also not be an important factor.
- Regarding the windows facing the park it would be an important consideration to achieve a similar reflective quality to that of the adjoining half of the pair as would the proportion, size and profile of the glazing bars. The glazing bars would need to match the width and profile of the original. If 'slimlite' type double glazing would be used, you would like to see a mocked-up window in-situ to assess these points to be able to make a considered decision.
- Regarding the windows at the rear and side, these are not considered as important and thus it would be acceptable to install 'slimlite' type double glazing.
- Regarding the sash windows generally, you asked whether it was proposed to replace

the entire sash box or just the sliding sashes. We could make an assessment as to how rotten or in what state of disrepair the windows are in, on a window by window basis. However taking out the box sashes, stripping off layers of paint, making good and making extensive repairs and having them reinstated does not always result in much difference from replacing the whole box sash with a sensitive replacement.

- You have no objections to the lift and handing of the staircase from first to second floor in order to achieve lift access directly from the existing first floor level and thus reducing the overall impact of the height of the lift shaft on the building. This proposed stair would relate to the stair from ground to first in a similar way to no 19 Cumberland Terrace and would therefore not clash with the side window.

Thank you for all your advice and help thus far. If you have any further comments to make, please let me know as soon as possible, otherwise I shall advise my client to proceed with making the Planning and Listed Building Consent applications based upon our aforementioned discussion.

Kind regards

Ms Ania Mrowka

c **gebler tooth architects**
 a 62 Glenthams Road London SW13 9JJ
 d 020 8600 2807
 m **07989 417 454**
 e ania@geblertoath.co.uk
 t 020 8600 2800
 f 020 8600 2849

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Ania Mrowka

From: Powell, Antonia [Antonia.Powell@Camden.gov.uk]

Sent: 09 August 2011 16:28

To: Ania Mrowka

Subject: No. 50 Cumberland Terrace NW1

Dear Ms Gebler

Further to my recent site visit I am writing to comment on your proposals for No 50 Cumberland Terrace. I have given the scheme considerable thought and discussed elements of the scheme with our English Heritage Advisor. My views are as follows:-

- The insertion of internal lift and the formation of a lift enclosure with rendered walls and lead flat roof with trellis on walls – I am of the opinion the insertion of a lift is likely to be acceptable providing the roof of the lift overrun remains below the parapet and any render also remains below the parapet level. The removal of the existing trellis is also considered to be acceptable.
- The lowering of the lower ground floor front room floor level and inserting a mezzanine floor with stair – this element of the scheme is in my opinion the most harmful to the historic interior. I am concerned about the proposed lowering of the basement front room floor and the incorporation of a grand stair, which I consider unacceptable on the grounds of harm to the spatial quality, internal appearance and proportions of the room and for the negative visual impact of the interior when viewed from the public street.
- The removal of the secondary glazing and the late 20th century windows and their replacement with historic slim double glazing. The proposed “slim lite” type windows incorporating “crown” glass in this particular instance are likely to be acceptable providing the glazing bar and frame sections are identical to existing and that it can demonstrate the reflective qualities of the glass is maintained. A sample would be required as part of any Listed Building Consent approval.
- General internal alterations – as discussed the interior of these Grade I buildings has been radically rebuilt during the second part of the 20th century and as such I do not consider the proposal will adversely impact on the significant interest of the building.

Other than the lowering of the lower ground floor level, I do not foresee any objections to the various internal changes that you are proposing. I trust this is of assistance and please contact me should you wish to discuss any part of the scheme further.

Antonia Powell

Senior Planner (Conservation) Development Management Team (West Area)

Regeneration and Planning

Culture and Environment

London Borough of Camden

Telephone: 020 7974 2648

Web: camden.gov.uk

5th floor

Town Hall Extension (Development Control)

Argyle Street

London WC1H 8ND

Please consider the environment before printing this email.

Please note these are the informal comments of an officer of the council and would not prejudice any subsequent decision taken by the council.