

Delegated Report		Analysis sheet		Expiry Date:		11/03/2011	
		N/A / attached		Consultation Expiry Date:		17/02/2011	
Officer				Application Number(s)			
Ellen Barnes				2011/0126/L			
Application Address				Drawing Numbers			
57 Cumberland Terrace London NW1 4HJ				Refer to draft decision letter			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Retrospective application for internal alterations to include full height panelling and cupboards, lowering of ceiling coffers and new layout to dwelling house (class C3).							
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:		No response to site notice or notice in Ham and High					
		English Heritage have authorised Camden to determine the application as they think fit.					
CAAC/Local groups* comments:		N/A					
		*Please Specify					
Site Description							
No 57 Cumberland Terrace is the northern end of a monumental palace style terrace of 59 houses built in c1827, designed by John Nash and J Thompson. The terrace has a central projecting bay and projecting pavilion end bays. The buildings are 4 storeys with a basement, stucco fronted and with Giant Order Ionic pilasters to the front elevation. The rear of the building is of yellow stock brick with a single sash window to the rear room and a window to the staircase at each floor level. It should be noted that this was one of the buildings in the terrace which was substantially rebuilt after bomb damage in World War II and it has almost none of its original internal features, except for the staircase. The original floor plan survives on the ground and first floor.							
Relevant History							
Planning permission 2005/4583 and listed building consent 2005/4588 were granted on 28/02/2006 for the erection of a ground floor terrace to the internal courtyard and provision of an external stair between proposed ground floor terrace and existing first floor terrace. The provision of a new frosted glass rooflight to the lower ground floor lightwell on the north side of the house and various alterations and refurbishments internally.							
Relevant policies							
LDF Core Strategy and Development Policies							
CS14 – Promoting high quality places and conserving our heritage.							
DP 25 - Conserving Camden's heritage							

Assessment

The application is for retrospective listed building consent for the following works, some of which are very similar to works in no 56 Cumberland Terrace which have been refused by Camden and been the subject of appeals. The Inspector found that *“the building’s frontage is of exceptional value, with the internal arrangement being of significantly less importance”*.

a) The retention of the full height panelling to the second floor front room.

This timber panelling is of a modern design in a “Birds Eye Maple” type finish with rectangular areas defined by shallow channels, it is fixed to the walls on battens and photographic evidence shows that there were no original skirtings or cornices in the room before it was fixed.

The original proportions of the room have been altered in the past with the insertion of a dressing room between the front and rear rooms. The panelling is not visible from the road.

The style of panelling is not complementary to the character of the listed building in spite of the accepted loss of original features and floor plan, and would normally not receive a recommendation for approval. However in light of the views of the Inspector who allowed the retention of very similar panelling in the ground floor front room in no 56 (Appeal no. APP/X5210/E/2094610 dated 24/07/2009) where the same loss of features and floor plan pertain, I consider that approval should be granted. The inspector found that the panels *“do not harm the special architectural or historic interest of this listed building”*

b) The lowering of ceiling coffers on the 3rd floor in the front, southern bedroom.

The original ceiling height has been raised by at least 40cm with the retention of the original ceiling level around the margin of the room and under the central beam, forming 2 coffers. The applicants are applying to lower the ceiling to its original height by installing 2 no “lighting membranes” across the openings for the coffers. The effect of this will be to return the ceiling to its original height, but to introduce 2 large areas of flat lighting within the ceiling.

In no 56 the ceiling height on the 3rd floor was raised by coffers to the front room and a recessed circular area to the rear room. The Inspector at the Appeal (APP/X5210/E/09/2094611 dated 24/07/2009) dismissed the appeal against refusal of consent. The applicants at no 57 have therefore accepted that they are unlikely to be granted listed building consent to retain the raised ceiling height at third floor level and this application seeks to return the ceiling height to its previous level, albeit with 2 no large areas of flat lighting.

Whilst I consider that this lighting is overscaled for a room of this size, it would be difficult to control what size of surface mounted lighting fittings the owner might decide to fit at any point if the coffers were filled by plasterboard. The proposed flat lighting areas will not be very visible from outside the building and I do not consider that they will be harmful to the character of the listed building and I recommend that this part of the application should be approved.

c) The retention of built in cupboards in the front and rear bedrooms on the 3rd floor.

There are no surviving original features on this floor, the floor plan has been altered and the insertion of built in wardrobes in the locations chosen is not harmful to the character of the listed building and I recommend approval.

d) The retention of the constructed layout at the western end of the lower ground floor.

The layout which received approval involved the rearrangement of some walls and partitions to form a plant room and bedroom at the western end of the lower ground floor. This layout was amended without approval and built in a different form. This application seeks retrospective consent for the layout as built.

The layout as built retains more of the original floor plan than the arrangement which was approved, in that the front room floor plan has been reinstated. A new area of glass screen was

granted approval in the wall between the stair compartment and the original rear room, and this application seeks approval for another identical opening within the same wall. This opening has resulted in the loss of an additional area of possibly original brickwork, but loss of a similar area of this brickwork was considered acceptable in the original application. The line of the original wall between the stair compartment and the rear room is still very obvious from the remaining wall fabric so this part of the floor plan is still clear, and I consider that this change to the approved works is acceptable.

I consider that in light of the Inspector's views at appeal, on the issue of the modern panelling in no 56 Cumberland Terrace, I am obliged to recommend approval for the retention of the panelling within the front room at second floor level in no 57. In my opinion the installation of this panelling does not meet policy CS14 – Promoting high quality places and conserving our heritage or policy DP 25 – Conserving Camden's heritage, but these considerations are outweighed by the precedent of the Appeal result for very similar panelling in the almost identical house next door.

I consider that the other proposals for which retrospective listed building consent is sought, meet policies CS 14 – and DP25 and I recommend approval.

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