

PLANNING AND HISTORIC BUILDING IMPACT STATEMENT

TO ACCOMPANY A PROPOSAL FOR:

- A/ THE RETENTION OF FULL HEIGHT PANELLING ON THE SECOND FLOOR**
- B/ THE LOWERING OF CEILING COFFERS ON THE THIRD FLOOR IN THE SOUTHWEST BEDROOM**
- C/ THE RETENTION OF CUPBOARDS ON THE THIRD FLOOR IN TWO BEDROOMS**
- D/ THE RETENTION OF THE CONSTRUCTED LAYOUT AT THE WESTERN END OF THE LOWER GROUND FLOOR**

AT 57 CUMBERLAND TERRACE, LONDON NW1 4HJ

1.0 INTRODUCTION

- 1.1 This proposal relates to a project completed in late 2007. In several cases, works were completed that were at variance with the approved documents. The intention of the application is to regularise those works for which the council has indicated that retrospective consent should be possible, and to propose a solution to works where the council does not anticipate being able to grant retrospective consent. The works in question are listed as items A, B, C & D in the first page of this document, and will be dealt with in that order.

2.0 RETENTION OF FULL HEIGHT PANELLING ON THE SECOND FLOOR

2.1.1 The applicant has been advised by Camden Borough Council Planning Department that the retention of the full height panelling at second floor level at the address may be acceptable when viewed in the context of the appeal decision ref. APP/X5210/E/09/2094610. It is submitted that the panelling to three elevations of the room (permission has already been granted for full height cupboards on the south elevation) does not harm the proportions of the room, and that there is no reason why, in principle, panelling could not be introduced to a building such as this as part of its historic evolution. The room is visible from the road, but it is submitted that the panels are not unduly apparent because of the elevation and size of the window through which the panels might be seen.

3.0 LOWERING OF CEILING COFFERS ON THE THIRD FLOOR IN THE SOUTHWEST BEDROOM

3.1 In this bedroom, the ceiling has been opened up to create a taller space than would have existing in the original layout of the building. It is accepted that this work has resulted in an upgrading of the status of the room that is not in keeping with the history of the building as a whole, and that the coffer should be lowered. Since the previously existing ceiling in the room was a non-primary stepped arrangement incorporating four changes of level across the depth of a relatively small room, the proposal is to lower the ceiling significantly and to create a new lighting membrane flush with the existing ceiling line.

4.0 RETENTION OF CUPBOARDS ON THE THIRD FLOOR IN THE SOUTHWEST AND SOUTHEAST BEDROOMS

4.1 Normal fitted bedroom cupboards have been installed in two of the bedrooms at third floor level. These cupboards were not shown on the approved

documents, and it is submitted that permission should be granted for their retention.

5.0 RETENTION OF THE CONSTRUCTED LAYOUT AT THE WESTERN END OF THE LOWER GROUND FLOOR

- 5.1 In the course of the construction, some changes were made to the previously existing, non-primary Plant Room spaces at the western end of the Lower Ground Floor. The changes resulted in the normalisation of spaces in harmony with the original structural layout of the house, so that the boundary between two rooms was restored to the position of the historic spine wall. The changes in the layout are shown on the revised Lower Ground Floor Plan. It is submitted that these minor changes have resulted in rooms more appropriate in position and proportion than the layout shown in the Approved Documents, and that permission for the retention of this layout should not be refused.