

Delegated Report		Analysis sheet		Expiry Date:		19/08/2009	
		N/A		Consultation Expiry Date:		18/8/09	
Officer				Application Number(s)			
Alan Wito				2009/3097/L			
Application Address				Drawing Numbers			
Unit 11 1 - 5 Cambridge Terrace Regents Park NW1 4JL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations including the relocation of a partition and infilling of a door at the top floor, of existing flat (Class C3).							
Recommendation(s):		Grant					
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:		<p>A site notice was put up outside of the property which ran from 24/7/09 to 14/8/09 but no responses were received.</p> <p>English Heritage was notified of the application and a letter dated 4/8/09 was received back authorising the council to determine the application as is seen fit.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application property comprises the top floor (mansard) of the first five houses in terrace by John Nash dating from 1825. It has four storeys with a mansard and basement with a stuccoed front façade.

The property is grade I listed and lies within Regent's Park Conservation Area.

Relevant History

Permission was granted on 19/1/70 for the development of the sites of Nos 1-10 Cambridge Terrace, 55-81 Albany Street, 1-5 Chester Gate and Cambridge Terrace Mews, Camden by the reinstatement of Cambridge Terrace and the erection of buildings to provide offices for charitable organisations and residential accommodation for students (ref: CTP/L11/11X/A/6134).

Permission was granted on 15/4/71 for the development of the sites of 1-10 Cambridge Terrace, 55-81 Albany Street, 1-5 Chester Gate and Cambridge Terrace Mews, NW1 by the reinstatement of Cambridge Terrace and the erection of buildings to provide offices for charitable organisations and residential accommodation (ref: CTP/L11/11X/A/9838).

Permission was granted on 15/6/83 for works of alteration, renovation and conversion and extension by the erection of a mansard associated with the provision of basement car parking and conversion to provide eleven residential units (ref: HB/2943/R3).

Relevant policies

Adopted UDP 2006 Policy B6 – Listed Buildings

Assessment

The applied for works have all been carried out. The alterations to the floor plan were undertaken before the current occupier bought the property (at an unknown time) whilst the works of upgrading the floor were carried out by them in 2004.

Originally this level would have formed the attic storey for five separate properties so it has undergone significant changes when converted to a single unit (most notable the removal of the separate staircases and the insertion of a lateral corridor). This level had few features of interest and has a somewhat modern character. In this case the undertaken works to the floor plans have not significantly altered the character of this space and it does not appear as if any historic fabric has been lost.

The insulation below the floor has no visual impact on the flat and due to the nature of the conversion of the buildings it is unlikely that any historic fabric was lost.

The works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

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