

Delegated Report		Analysis sheet		Expiry Date:		30/06/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Caroline Carr				2009/2116/L			
Application Address				Drawing Numbers			
Flat 4, 9 Cambridge Gate Regent's Park London NW1 4JX				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to include replacement of entrance door on third floor level to existing flat (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:		n/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					

Site Description

9 Cambridge Gate forms part of a symmetrical 'palace front' terrace of 10 houses, erected 1875-77 by T Archer and A Green. The terrace stands 4 storeys high and is formed in Bath stone in a French Renaissance style with slated mansard roofs and dormers and continuous balconies with ornate corbels. It was converted laterally to 24 flats in the 19990's, by consent (9470104) granted in 1994. The building has been substantially rebuilt internally, including the insertion of a lift, and there are few original features left. All doors and cornicing etc have been replaced.

9 Cambridge Gate is listed Grade II – as a group with No's 1-10, and is situated in the Regents Park conservation area.

Relevant History

n/a

Relevant policies

B6 – Listed Buildings

Assessment

The proposal is to increase the height to the door to Flat 4, 9 Cambridge Gate; the new hardwood door with raised and fielded panelling will match doors on the lower floors with an architrave to match.

The terrace at 1-10 Cambridge Gate was converted laterally to 24 flats in the 1990's and the building has been substantially rebuilt internally, including the insertion of a lift. There are no other flats at this level and the other opening on the landing is to the lift. Although door openings may traditionally have been lower on this upper storey, the existing fabric is not historic and this floor has already been substantially reconstructed - it is therefore not possible to determine whether the present door height does represent the original door height. I therefore consider that the proposed alteration will not harm the special interest of the building.

Recommend approval.

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