

Delegated Report		Analysis sheet		Expiry Date:		19/01/2015	
		N/A / attached		Consultation Expiry Date:		25/12/2014	
Officer				Application Number(s)			
Eleanor Lakew				2014/6916/L			
Application Address				Drawing Numbers			
33 Cumberland Terrace London NW1 4HP				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations including relocation of the existing kitchen, formation of a new opening and other minor reconfiguration of existing partitions and openings.							
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:		English Heritage – flexible authorisation – letter received					
CAAC/Local groups* comments: *Please Specify		No objection email from Regents Park CAAC					

Site Description

Cumberland Terrace is a Grade I listed building located within Regents Park and Regents Park Conservation Area. It is to the east of the park and runs in a north to south direction. The west and the east parts of the Regent's Park area were designated on 1 July 1969 by Westminster and Camden respectively. The area was extended to the north on the 1st October 1971 and then two further areas were designated on 1st November 1985. Further extension was made on the 11th July 2011 to include the Barracks on Albany Street and the Cumberland Estate to its south. The Crown Estate manages Regents Park on behalf of HM Treasury. The Crown owns the freehold of all the buildings in and around Regents Park with the exception of London Zoo and the houses in Prince Albert Road and the York and Albany.

The subject property forms part of a monumental palace-style terrace of 59 houses designed by John Nash and J Thomson. The terrace forms part of Nash's planned layout and built in circa 1825. The terrace was largely rebuilt behind the façade after receiving bomb damage during World War II and then converted into government offices. After the war the floor layouts were changed and the terrace converted to individual dwellings between 1959 and 1961. Much of the rear of this terrace was rebuilt in the 1960s so little original fabric remains and the plan form has been altered. All the interiors of Cumberland Terrace were fundamentally demolished and rebuilt in the 1950's and 60's and subsequently there has been further updating.

No 33 is a two bedroom second floor flat laterally arranged within the central pedimented section of the terrace. The flat has a small kitchen which overlooks the mews at the rear of the building whilst the study faces the park. The internal fixtures and fittings and the sash windows are non-original.

Part of List entry:

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. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting Ionic decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storeys. Rusticated ground floor, with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles.

(Interior not inspected by English Heritage)

Relevant History

2005/3626/L Internal alterations involving the removal of partitions, replacement of existing cornices, and relocation of doorways. **Granted** 22/11/2005

31 Cumberland Terrace 2010/6831/L Internal alterations including the removal and replacement of existing partition walls to dwelling house. **Granted** 13/04/2011

Relevant policies

National and Regional Policy

National Planning Policy Framework (March 2012)

London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP25 Conserving Camden's heritage

Guidance:

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Assessment

The applicants have submitted a thorough and comprehensive suite of documents which explore the historical background of the Terrace in great detail. A morphological plan illustrates the changes in the layouts between c1822 and c1960. Significance floor plans illustrate which part of the relevant part of the building's internal and external morphology is of high significance. The significance rating is then assessed using High, Medium, Low, Neutral and intrusive and considers the Values outlined in English Heritage's Values of evidential, historical, aesthetic and communal. The interior of the flat is considered to be of low value as referenced against all these four criteria.

The works proposed concern the alteration of the existing bathroom; the conversion of the study to create a new kitchen and utility area and new openings to be created between the existing study, dining room and hallway.

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