

Miss Emma Penson  
Dalton Warner Davis LLP  
21 Garlick Hill  
London  
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Application Ref: **2014/7220/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

27 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Cumberland Place**  
**London**  
**NW1 4NA**

Proposal:

Various alterations to the existing roof garden above the single storey basement extension which includes tree planting and the repaving of lower garden/courtyard with Portland Stone.

Drawing Nos: Planning Statement by Dalton Warner Davis LLP dated November 2014, site location plan, Heritage Statement and Impact Assessment, Design and Access Statement, Schedule of Works, HIZ.6.0.01-Rev C, HIZ.6.0.02, HIZ.6.0.03, HIZ.6.0.04, HIZ.6.0.05, HIZ.6.0.06, HIZ.6.0.07, HIZ.6.0.08, HIZ.6.0.09, HIZ.6.0.10, HIZ.6.0.11, HIZ.6.0.12, HIZ.6.0.13, HIZ.6.0.14, HIZ.6.0.15, HIZ.6.0.16, HIZ.6.0.17, HIZ.6.0.18, HIZ.6.0.19

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Planning Statement by Dalton Warner Davis LLP dated November 2014, site location plan, Heritage Statement and Impact Assessment, Design and Access Statement, Schedule of Works, HIZ.6.0.01-Rev C, HIZ.6.0.02, HIZ.6.0.03, HIZ.6.0.04, HIZ.6.0.05, HIZ.6.0.06, HIZ.6.0.07, HIZ.6.0.08, HIZ.6.0.09, HIZ.6.0.10, HIZ.6.0.11, HIZ.6.0.12, HIZ.6.0.13, HIZ.6.0.14, HIZ.6.0.15, HIZ.6.0.16, HIZ.6.0.17, HIZ.6.0.18, HIZ.6.0.19.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP25 of the London Borough of Camden Local Development Framework  
Development Policies.

Informative(s):

- 1 The proposed alterations to the existing garden area are subordinate to the host building and are considered to be an appropriate design by virtue of an increase in soft landscaping from the existing situation. The changes to the garden area are in keeping with the original design of the building and the development layout. The introduction of soft landscaping is welcomed and would be in keeping with the character of and appearance of the Conservation Area. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The proposed alteration to the garden area would be readily visible from the public realm especially Chester Terrace, the change to this boundary would see an alteration of the existing tree cover appearance and this would help to improve the visibility of the Grade I listed building from the public realm. The changes are not considered harmful to the character or appearance of the host building, street scene or the Regent's Park Conservation Area.

No objections have been received prior to making this decision following statutory consultation, including a press and site notice. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.2, 7.4, 7.5, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment