

Mr Anil Tailor  
4M Group  
39 Warple Way  
Acton  
London  
W3 0RX

Application Ref: **2014/5255/L**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

28 January 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**13B Cumberland Terrace**  
**London.**  
**NW1 4HP**

Proposal:  
Insertion of extract vent and installation of shower room to existing ancillary studio room.

Drawing Nos: Site location plan; 0000; 1001 rev A; Design & Access Statement + Heritage Statement

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

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) 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.

- 4 A method statement relating to the extraction and drainage shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reason for granting permission

The interior of the building retains none of its original features having been reconstructed in the post WWII period. The installation of an exterior vent brick is a minor alteration which would not result in the loss of significant fabric. The vent brick would be finished in buff/sand to match the masonry paint colour. The installation of a bathroom into the existing studio room would not impact on the special interest of the listed building. The applicant states the connection of the proposed drainage to the manhole in the corridor would 'not cause any internal alterations'. A condition is included to ensure a method statement is submitted in regard to the extraction and drainage before works commence.

The proposed vent brick and installation of shower room would not result in any harm.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision, with particular regard to the English Heritage response and CLG authorisation.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 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 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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.

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