

NS/GF/PD9635

email: gareth.fox@montagu-evans.co.uk

22 April 2015

Planning and Development Control
Camden Council
5 Pancras Square
London
N1C 4AG

F.A.O Alex McDougall

Dear Alex,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1
APPLICATION FOR LISTED BUILDING CONSENT**

We write on behalf our client, Project Quad Limited, to seek Listed Building Consent for proposed internal alterations to the above listed properties which are summarised below and set out in detail on the drawings that accompany this submission.

The following documents accompany this application:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) that includes the planning policy assessment and assessment of significance prepared by Montagu Evans;
- Submitted Drawing Schedule GS1 prepared by Montagu Evans;
- Design and Access Statement prepared by Moxley Architects;
- Application Drawings prepared by Moxley Architects;
- Area and Volume Schedules prepared by Moxley Architects;
- Structural Assessment prepared by Michael Barclay Partnership;
- Hydrology Report prepared by Geotechnical Consulting Group;
- Ground Movement Report by Geotechnical Consulting Group;
- Ground Investigation Report prepared by Soiltechnics;
- Sustainability Letter by ChapmanBDSP;
- Historic Environment Assessment (Archaeology) prepared by MOLA;
- Construction Management Plan prepared by Bouygues UK and
- Landscape Assessment prepared by Robert Myers Associates.

Relevant Planning History

Application 2009/3041/P was approved in late 2010. In August 2013 the scheme was implemented (via the installation of a roof light) and a Certificate of Lawfulness for Existing Development was granted on 8th April 2014, confirming this was the case.

Proposed Changes

Since the 2009 scheme's implementation, the buildings have been sold to a new owner. As the building will now be a family home, understandably, the owner wishes to make changes to the internal layout permitted by the 2009 consent in order that the building better meets their living requirements. The changes consist of a reconfiguration of the internal layout as well as the reinstatement of party walls at 8-10 Cambridge Terrace. The proposed layout is logical, and more efficient making the building better suited for residential habitation. This is not the case currently as the open-plan internal layout still reflects the previous office use and is not suitable nor practical, for residential occupation. Section 4 of the Design and Access Statement submitted with this application sets out the proposed changes in detail.

In summary, the main proposed changes comprise the following:

- A proposed basement (essentially an amended layout and increased volume to that approved by Camden in 2009, 2009/3041/P & 2009/3051/L);
- The relocation of the principal stair core;
- The relocation of the lift core;
- The re-instatement of the party walls at 6-8 Cambridge Terrace; and
- The rooms fronting Chester Gate, are utilised into proportions that occupy the full width of that bay, presenting a better disposition of those spaces and more accurately reflecting a layout typical of a building that this modern building seeks to emulate.

Please refer to the Design and Access Statement prepared by Moxley Architects submitted with this application, for a more detailed description of the proposals.

It should be noted that the proposed floor levels do not differ from that approved in the 2009 scheme (Application Ref 2009/3041/P & 2009/3051/L).

Policy Assessment

The proposals are entirely compliant with Camden's statutory Development Plan. We provide a summary planning policy assessment below.

It should be noted that aside from the basement volume, the proposals do not require express planning permission as the proposals do not constitute development, as defined by Section 55 of the Town and Country Planning Act 1990 (As Amended). However, as the building is Grade I listed, Listed Building Consent is required for the proposals.

The Act states that "development, means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land", and, "that for the purposes of the Act, the following works should not constitute development:

- a) Works which affect only the interior of the building, or
- b) Works which do not materially affect the external appearance of the building".

Whilst the proposals do not constitute development (with the exception of the basement which is assessed in the associated Section 73 application), for the sake of completeness, the relevant policies relating to design and space standards from the Camden Local Plan have been assessed below.

The London Plan Consolidated with Alterations Since 2011 (March 2015) **policy 3.5 (Quality and Design of Housing Developments)** outlines the minimum space standards for residential developments broadly similar

to the proposals (4 bed, 6 persons) as required to have a minimum GIA of 113 sq m. Camden Supplementary Guidance for Housing (September 2013) advises that dwellings for 6 persons should provide a minimum floorspace of 93 sq m, allowing a further 10 sq m for any additional persons over 6. The proposed development exceeds these internal space standards and is therefore considered acceptable.

Policy DP6 (Lifetime Homes) of the Camden Development Policies 2010-2025 (November 2010) requires all housing development should meet lifetime homes standards. The proposals achieve this and are therefore considered acceptable in this regard.

Policy DP24 (Securing High Quality Design) of the Camden Development Policies 2010-2025 (November 2010) outlines all developments will be expected to consider the character and proportions of the existing building, where alterations and extensions are proposed and the provision of appropriate amenity space. The almost civic character and proportions of the existing building have been carefully considered. These are reflected in the proposed internal layout whilst maintaining the appropriate cellular character.

Camden Planning Guidance for Housing (September 2010) advises that new development should provide access to some form of private outdoor amenity space, with private gardens allocated to family dwellings. It is considered that this requirement is addressed with the proposed provision of a roof garden. This, combined with the close proximity to Regent's Park would mean the levels of amenity space on site, and nearby is considered acceptable.

The proposals are also considered fully compliant with the relevant heritage policies contained within the London Plan (**Policy 7.8 Heritage Assets and Archaeology**) and Camden Development Policies 2010-2025 (November 2010) **Policy DP25 (Conserving Camden's Heritage)** as the policies seek to protect and retain the special interest of listed assets. As outlined in the Assessment of Significance below, the proposals comply with these policy requirements.

We note that the principle of residential use and internal alterations have long been established as acceptable by virtue of Camden Council approving applications for Planning Permission and Listed Building Consent (Application Ref 2009/3041/P & 2009/3051/L).

As the proposals involve changes to a listed building, an assessment of the impact on the significance of the heritage asset is set out below.

Assessment of Significance of Listed Building

Historic Development

The properties at 6-10 Cambridge Terrace are located to the east of Regent's Park. The area that is now Regent's Park was held by Barking Abbey in the Middle Ages. At the Reformation, it came into the hands of the Crown, but remained as farmland until the early nineteenth century. In 1811, when the farm leases expired, the Prince Regent (later George IV), commissioned his favourite architect, John Nash (1752-1835), to design a park studded with villas and a palace for the Prince himself, and fringed by grand terraces of houses. Most of the planned terraces were completed and, together with the park, form one of the architectural showpieces of London.

Cambridge Terrace was one of the grand terrace of houses laid out around the park by Nash, and was designed originally in 1825 as a row of ten houses. The terrace was badly damaged by bombing in the Second World War. The bomb damage map at **Appendix 2** shows the terrace highlighted in orange (general blast damage – not structural). The north end, comprising numbers 7-10, was only rebuilt in the 1980s, when it was constructed as offices; the southern, surviving five original houses were converted laterally into flats. The

photograph at Figure 1 shows 1-6 Cambridge Terrace in 1979 (the flank wall to no.6 is in the foreground of the photograph) prior to the reconstruction of Nos.7-10.



Figure 1 1-6 Cambridge Terrace in 1979. Source: Collage, City of London

No.6 was Grade I listed on 14 May 1974 as part of a group with Nos. 1-6 inclusive. Nos 7-10 were listed on 8th February 1988 following the facsimile reconstruction. The properties are located within the Regents Park Conservation Area, Camden. The list descriptions and boundary of the Conservation Area are enclosed at **Appendix 1** of this letter.

Site Appraisal

Like the other terraces around the Park, Cambridge Terrace was originally designed as a single monumental architectural composition that concealed, at least to the casual observer, the fact that it was comprised of many individual houses. The unified composition also disguises considerable variation in the size and internal plan forms of the separate houses.

Whilst the buildings comprise a unified composition in palatial Regency style, a substantial proportion of the terrace, from number 7 to number 10, is a later reproduction built to blend seamlessly with the remaining nineteenth century terrace. The buildings at numbers 7 to 10 are of a simple steel framed construction which appears from the exterior as a classically detailed façade finished with stuccoed render.

The interiors of the existing properties at numbers 7-10 are currently open plan and fitted out for office use with a central staircase core. The property at number 6 is in residential use already and the interior is divided for this function.

Statement of Significance

By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This cover letter fulfils this requirement in setting out a Statement of Significance for the listed buildings. In forming a judgement on the heritage significance of the properties due

regard has been paid to the relevant English Heritage guidance, in particular, the guidance provided in Conservation Principles (2008).

- **Evidential Value** – normally associated with archaeological remains and built fabric of significant age and rarity. Numbers 7-10 are facsimile rebuilds dating from the 1980s, and number 6 was substantially reconfigured following bomb damage in the Second World War. These buildings do not possess significant evidential value.
- **Historical Value** – The terraces surrounding Regent's Park are all Grade I listed by virtue of their historical value in their association with individuals of national significance, namely the architect John Nash. Numbers 7-10 are however facsimile rebuilds of the earlier terrace and thus only retain historic value in their association with the wider terrace at 1-6. The interiors do not possess historical value.
- **Aesthetic Value** – Nos. 6-10 Cambridge Terrace possess aesthetic value in their exterior elevations. This exterior creates the impression of a grand palace as part of a major Regency town planning scheme. In all properties except no.6, the interiors were rebuilt following Second World War damage, and are in an open plan format with modern office fit out of no historic value.
- **Communal Value** – generally reserved for buildings or areas of a civic or religious nature, or where the particular nature of a heritage asset has special meaning for individuals or groups within society. The properties do not therefore, possess communal value

Summary

The main significance of the listed buildings at numbers 6-10 lies in their external appearance as a part of the original planned Regency nineteenth century development at numbers 1-10. This significance is limited however by the fact that a substantial proportion of the terrace is not original and dates from the 1980s.

Impact of the Proposals

The proposals comprise interior works only with no alterations to the exterior of the buildings with the exception of the basement (dealt with by the associated Section 73 application). The complete conversion of the buildings to residential use will return this part of the terrace back to the function for which the terrace was originally designed, and will enhance the character of the terrace in the Regent's Park Conservation Area.

The proposed works seek to reinstate party wall lines between the properties at numbers 6-8 Cambridge Terrace and to facilitate the use of the interiors for domestic purposes. This will be an improvement to the currently open plan arrangement in the properties at 7-10. The party wall lines have been positioned to sit on the original divisions between the properties, thus returning the internal layout of the floor plan to one that is more akin to the original terrace. In No.6 the proposals retain the historic layout and therein the special interest will be preserved.

Conclusion

The application has been submitted online via the planning portal (**PP- 04117435**) on 22 April 2015.

We consider that the alterations proposed comprise Development Plan policy compliant alterations to a listed building, and present an enhancement to the building as one of historic importance.

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Anthony Brogan of this office.

Yours faithfully,

MONTAGU EVANS LLP

MONTAGU EVANS LLP

Enc. Listed Building Description
Bomb Damage Map
Conservation Area Boundary Map

Appendix 1: Listed Building description

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-10 AND ATTACHED RAILINGS

List Entry Number: 1244296

Location

NUMBERS 1-10 AND ATTACHED RAILINGS, 1-10, CAMBRIDGE TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority
District: Camden
District Type: London Borough
Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476795

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2882NE CAMBRIDGE TERRACE 798-1/87/145 (East side) 14/05/74 Nos.1-10 (Consecutive) and attached railings

GV I

Terrace of 10 houses. 1825. By John Nash. Northern half, Nos 7-10 rebuilt in facsimile 1986 (war damage), restoring exact external

details and symmetry of terrace. Stucco with rusticated ground floor. Slated mansard roof with dormers. EXTERIOR: 4 storeys, attics and basements. 26 window range. Slightly projecting end and original centre bay (with recessed centre). Square-headed ground floor openings; panelled doors with overlights. Recessed sashes. Projecting bays with paired Doric columns, having rusticated blocks at intervals, supporting an entablature and balustrade at 1st floor level. Beneath, square-headed tripartite sashes with segmental arches. Upper floors with architraved sashes and continuous cast-iron balcony to 1st floor windows. Projecting bays with enriched pilaster strips through 1st and 2nd floors and at 3rd floor; 1st floor windows round-arched with radial patterned top and tripartite sash lower portion. Main dentil cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return with projecting bowed bay rising the height of the building. Left hand return of 4 windows and with double Doric portico. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Nos 7-10 were listed on 08/02/88. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 122).

Listing NGR: TQ2875882534

Selected Sources

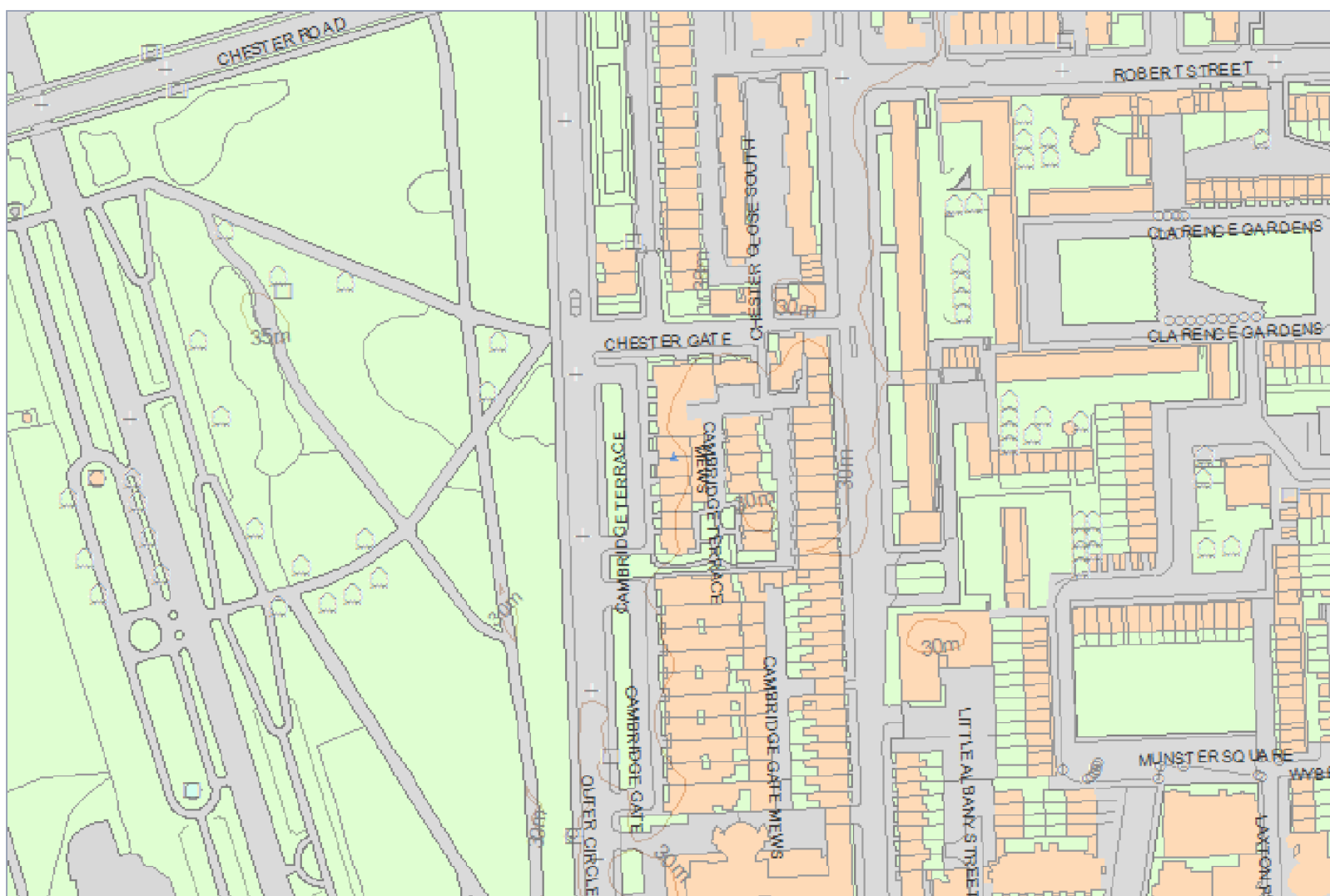
Books and journals

'Survey of London' in Old St Pancras and Kentish Town The Parish of St Pancras Part 2: Volume 19 , (1938), 122

Map

National Grid Reference: TQ 28757 82557

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1244296.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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This copy shows the entry on 10-Apr-2015 at 10:34:07.

Appendix 2: Bomb Damage Map

MAP 49

Colour Key

References

(for guidance only)

Black

Total
destruction

Purple

Damaged beyond
repair

Dark Red

Seriously damaged;
doubtful if
repairable

Light Red

Seriously damaged,
but repairable
at cost

Orange

General blast damage – not structural

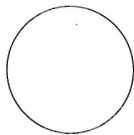
Yellow

Blast damage,
minor in nature

Light Blue

Clearance
areas

Light Green

Clearance
areas

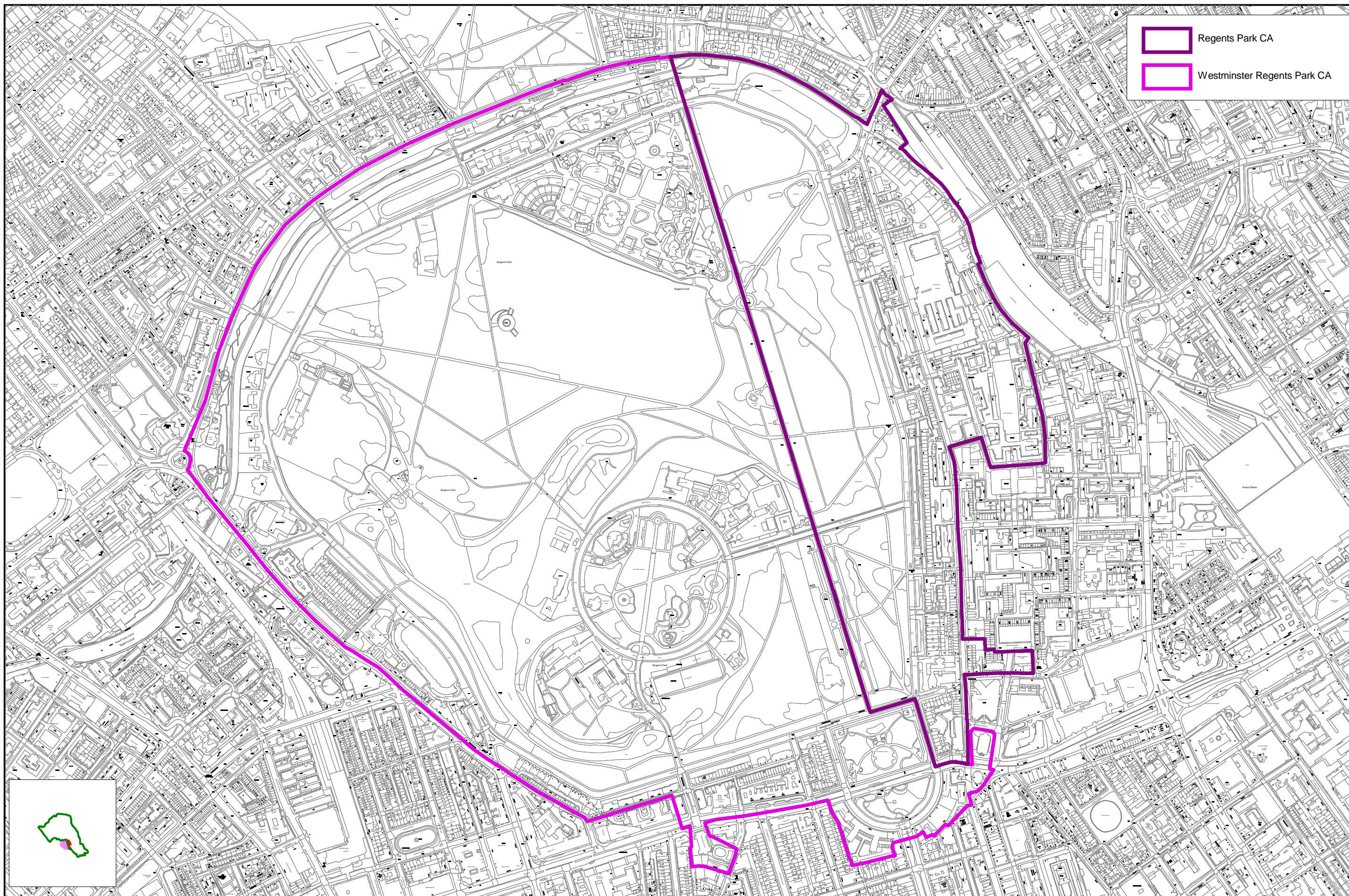
V1 flying bomb



V2 long
range rocket



Appendix 3: Conservation Area Boundary Map



Map 1 City of Westminster and London Borough of Camden



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Scale 1: Not Usable Scale

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