

Delegated Report (Member's Briefing)		Analysis sheet N/A		Expiry Date: 01/05/2015			
				Consultation Expiry Date: 28/05/2015			
Officer			Application Number(s)				
Alex McDougall			2015/1817/L				
Application Address			Drawing Numbers				
6-10 Cambridge Terrace and 1-2 Chester Gate London NW1			Refer to draft decision notice.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of basement extension, relocation of principal stair and lift core, re-instatement of party walls at 6 - 8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (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	0	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice 01/05/15 – 22/05/15. Press Notice: 07/05/15 – 28/05/15.					
Local Area Groups/ CAAC responses:		<p>An objection was received from the Regent's Park Conservation Area Advisory Committee on the following grounds:</p> <ul style="list-style-type: none"> The three-storey link building between No. 10 Cambridge Terrace and No. 2 Chester Gate, should be demolished and the original gap between the two buildings restored (Officer Comment: There is no planning basis for Council to compel the applicant to demolish such a large section of the existing building). The layout should better follow the original plan at least in the scale and proportions of the rooms (Officer Comment: The proposal does go some way to reinstating the original plan. As the internal area has almost no original fabric, it is not considered necessary for the plan to perfectly match the original). 					

	<ul style="list-style-type: none"> • The front door to No. 10 should be retained (<i>Officer Comment: This door is retained</i>). • A condition should be imposed to ensure that the artificial lighting of open plan areas would not compromise the appearance of the houses when seen from the Park at night (<i>Officer Comment: There will no longer be open plan areas. It is not considered that typical lighting associated with residential usage will have a material impact on the amenity of the park</i>). • There should be no loss of public access to the front roadway to the terrace of the Outer Circle (<i>Officer Comment: These works were approved as part of the previous listed building consent application. Please see Section 1.2 below for more information</i>). • The lift overrun is inappropriate. The mansard was an addition gained, on appeal, in 1983, and should not be increased in any way. Long views from across the Park and from public areas like the roadway to Chester Terrace need to be protected (<i>Officer Comment: These works were approved as part of the previous listed building consent application. Please see Section 1.2 below for more information</i>).
<p>Historic England:</p>	<p>Historic England advised that the application should be determined in accordance with national and local policy guidance, and on the basis of Council's specialist conservation advice.</p>

Site Description

Cambridge Terrace is a private road set behind a garden on the east side of the Outer Circle of Regent's Park, immediately south of its junction with Chester Gate. Chester Gate runs east/west linking the Outer Circle to Albany Street. The application site comprises Nos. 6-10 Cambridge Terrace and Nos. 1-2 Chester Gate. The properties adjoin; forming an 'L' shape, at the junction of these streets.

Nos. 6-10 Cambridge Terrace form part of a terrace of 10 Grade I listed buildings comprising lower ground, ground, first to third floors, plus mansard roof. Nos. 1-2 Chester Gate form part of a group of 4 Grade II listed semi-detached buildings comprising lower ground, ground and three upper floors. The buildings were designed by John Nash and built c.1826. The bollards and lamp posts on the forecourt of nos. 1-10 Cambridge Terrace are separately Grade II listed structures.

The buildings, despite external appearance, have been subject to substantial alteration. A serious fire gutted nos. 7-10 Cambridge Terrace in 1947 and the building, after having been neglected for nearly 40 years, was eventually rebuilt in facsimile in 1986. The façade, although not original, accurately reinstates the important Regency backdrop to Regent's Park. The interior was not reinstated; the internal spaces are largely plain and form a single office block which is laterally joined via doors in the party wall to Nos. 6 Cambridge Terrace on all floors and to Nos. 1 & 2 Chester Gate at ground floor level. The works also provided a new lower ground floor level car park under the entirety of the terrace and garages to the rear. The vaults in front of Nos. 6-10 did survive the fire, and No. 6 Cambridge Terrace retains some original fabric.

Nos. 1 & 2 Chester Gate retain a greater degree of historical fabric; however, they have been laterally joined by a single door on all floors and substantial alterations have been carried out to the rear façade and the roof. It appears that this work was carried out at the same time as the 1980s re-building works referred to above.

The buildings are all located within the Regent's Park Conservation Area and are considered to make

a positive contribution to the conservation area. Regent's Park is a Grade I Registered Park and a Garden of Special Historic Interest.

Relevant History

6-10 Cambridge Terrace and 1-2 Chester Gate (the application site)

2009/3041/P & 2009/3051/L: Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt. Granted subject to legal agreement 07/09/2010. Both applications were commenced and as such are secured in perpetuity.

2015/1340/P: Variation of condition 8 (approved plans) of planning permission 2009/3041/P dated 07/09/2010 (for change of use from offices to 3 x dwellinghouses) namely to reconfigure and enlarge basement. Decision pending.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 (consolidated with alterations since 2011)

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance (updated 2014)

CPG1 Design

Regent's Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Detailed Description of Proposed Development

1.1. The proposal seeks approval for the following internal works to the listed building:

- a) Excavation of basement
- b) Relocation of principal stair and lift core
- c) Re-instatement of party walls at 6 - 8 Cambridge Terrace
- d) Reinstatement of front rooms to Cambridge Terrace buildings
- e) Rebuilding part of roof
- f) Installation of glazed sliding roof
- g) Lift overrun and installation of rooflights to Nos. 6-10 Cambridge Terrace
- h) Installation of rooflights on 1-2 Chester Gate
- i) Landscaping works to forecourt

1.2. Works listed in section e) – i) above were approved as part of Listed Building Consent 2009/3051/L. As that permission has been part implemented all of these works have listed building consent and reassessment is not required as part of this application. For more information please see the officer assessment report for applications refs: 2009/3041/P & 2009/3051/L. The report for these previous applications is attached as an appendix below. The

conditions included in the previous permission would also be included here.

2. Impact on Special Interest of Listed Building

- 2.1. The basement is entirely located below the original building. The basement will be accessed by the main stair and lift core, minimising impact on the fabric and historic integrity of the building. The impact of the basement on the stability of the building is assessed under associated application ref: 2015/1340/P.
- 2.2. The building currently has an unsympathetic open plan layout which enabled its use as offices. The proposal will reinstate the original party walls and configure the front rooms to be more in keeping with the original style of the building which is welcomed.
- 2.3. The existing internal staircase bears no relation to the style or location of the historic staircase. The proposed stair and lift core, while not entirely in keeping with the historic style of the building, would be of a high quality and would be of a grand scale in keeping with that of the building.
- 2.4. As stated in the history section above, the special interest of the building is primarily made up in its external appearance as part of the wider group of listed buildings.
- 2.5. For the reasons listed above the proposal is considered to be consistent with policies CS5, CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework, Camden Planning Guidance on Design, the London Plan 2015 and the National Planning Policy Framework.

3. Recommendation

- 3.1. Grant listed building consent.