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Application Ref: **2015/3686/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

14 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**52 Cumberland Terrace**  
**London**  
**NW1 4HJ**

#### Proposal:

Replacement of existing roof light with a new openable roof light to be located above a new 3rd floor staircase leading unto roof level. Internal refurbishment and minor alterations to internal structure on 2nd and 3rd Floors. The internal works include, removal of non-original partitions and structure and a proposal for a revised staircase from 2nd to 3rd floor.

Drawing Nos: 239-DWG-000-OS; 239-DWG-001-LG; 239-DWG-002-00; 239-DWG-003-01; 239-DWG-004-02; 239-005-03; 239-DWG-006-RF; 239-DWG-015-AA; 239-DWG-017-CC; 239-DWG-020-FF; 239-DWG-023-JJ; 239-DWG-010-01; 239-DWG-011-02; 239-DWG-012-03; 239-DWG-103-02; 239-DWG-104-03; 239-DWG-105-RF-A; 239-DWG-106-RF; 239-DWG-110-AA; 239-DWG-112-CC; 239-DWG-114-FF; 239-DWG-116-JJ; 239-DWG-117-01; 239-DWG-118-02-A; 239-DWG-119-03-A; 239-DWG-SP-OS.

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.

#### Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed installation of the replacement rooflight, creation of a roof terrace and internal alterations, including a new staircase up to roof level are considered acceptable because they would preserve the listed building's special architectural and historical interest. Following concern from officers, the proposed roof terrace was set back from the parapet to ensure that it was invisible from street level.

The site's planning history was taken into account when coming to this decision. Flexible authorisation was received from Historic England, and no objections were received as a result of public consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that the structure hereby approved should be constructed in such

a manner that it will not be susceptible to future damage by protected trees. The Council is unlikely to consider favourably any application to prune or fell protected trees because of their impact on the structure hereby approved. You are further advised that the Department for Communities and Local Government the Regions guidance "Tree Preservation Orders - A Guide to the Law and Good Practice" states that no compensation is payable to a person for loss or damage which was (i) reasonably foreseeable by that person, and (ii) attributable to that person's failure to take reasonable steps to avert the loss or damage or mitigate its extent

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', written in a cursive style.

Ed Watson  
Director of Culture & Environment