

Mr Richard Mitzman
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Application Ref: **2015/4645/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

25 September 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:

Reinstate vault windows to match style of existing & replace one window to comply with Building Regulations. Move location of non- original internal openings within vaults.

Drawing Nos: Site Location Plan, Drawings 239-DWG-001-LG, 050-LG Rev B, 014-KK, 100-LG Rev B, 121-KK Rev A

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 Reason for Granting Listed Building Consent:

The proposed alterations are to the already much-altered below pavement vaults on the flank elevation of the subject building. Little fabric remains though their internal form can still be easily read. There is no impact on special interest of the listed building and this aspect of the proposal is considered acceptable especially because other lost features within the house are being reinstated as part of a previous permission.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. Historic England was also consulted. It responded by advising that the Council is authorised to determine the application for listed building consent. The building's planning history was considered as part of the decision-making for this application.

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 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 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 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