

NS/GF/AB/DT/PD9635  
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11 September 2015

Planning and Development Control  
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Dear Sir or Madam,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1 4JL  
HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT APPLICATIONS**

We write on behalf our client, Project Quad Limited, to seek Planning Permission and Listed Building Consent for proposals relating to the above listed properties.

The proposals are discussed in more detail below, but comprise works relating to vaults discovered during excavation works in connection with the implementation of Planning Permission 2009/3041/P. The description of development is as follows:

*“Renovation of vault located at 9 Cambridge Terrace and the replacement of 3 vaults located at 10 Cambridge Terrace”.*

The following documents accompany this application:

- Completed Planning Permission and Listed Building Consent Application Forms prepared by Montagu Evans;
- Cover Letter prepared by Montagu Evans (this letter) that includes an assessment of heritage significance and planning policy;
- Design and Access Statement prepared by Moxley Architects; and
- Application Drawings prepared by Moxley Architects.

**Relevant Planning History**

Application 2009/3041/P was approved by the London Borough of Camden on 7 September 2010 (the ‘2010 Consent’) which permitted development of:

*“Excavation of basement, alterations at roof level, including rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, internal alterations to 6-10 Cambridge Terrace & 1-2 Chester Gate and associated landscaping works to forecourt all 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)”.*

The scheme was implemented in August 2013 and a Certificate of Lawfulness for Existing Development was granted on 8 April 2014, confirming lawful implementation.

A minor material amendment to 2009/3041/P and Listed Building Consent has been subsequently sought for the enlargement and internal reconfiguration of the permitted existing building and basement of the 2010 Consent (Ref: 2015/1340/P & 2015/1817/L). Listed Building Consent for these changes was approved on 3 August 2015 and approval of the minor material amendments is expected to be approved, subject to a Deed of Variation being signed imminently.

## **Proposals**

Following implementation of Planning Permission 2009/3041/P the existing vaults which are the subject of this application were discovered.

The vaults are illustrated on the submitted drawings and broadly comprise:

- Vault 1: No.9 Cambridge Terrace; and
- Vaults 2, 3 and 4: No.10 Cambridge Terrace

Vault 1 was discovered filled with sand, with the existing roof missing due to water pipe penetration. Vaults 2-4 were discovered filled with concrete.

Investigation into the condition of vaults 2-4 has identified that they are beyond repair. Discussions were held with Camden's Conservation Officer, Charlie Rose, who confirmed that as the vaults were in effect already destroyed by virtue of being filled with concrete the principle of their removal was acceptable in his view. It is therefore proposed to:

- Renovate vault 1 and reinstate its roof; and
- Remove vaults 2-4 and replace with concrete vaults respecting the original plan form and layout.

It should be noted that the proposed works to the vaults are discreet from the original permission and the subsequent changes introduced via application references 2015/1340/P and 2015/1817/L are unaffected. The Design and Access Statement prepared by Moxley Architects submitted with this application provides a detailed description of the proposals.

## **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the statutory development plan unless material considerations indicate otherwise.

In this case, the Development Plan comprises:

- London Plan: Consolidated with Alterations since 2011 (2015)
- Camden Core Strategy (2010); and
- Camden Development Policies 2010-2025 (2010).

Development Plan supplementary guidance which also must be taken into account includes:

- CPG 4 – Basements and Lightwells (July 2015).

## Policy Assessment

The following development plan policies are of particular relevance to this application:

- London Plan: Consolidated with Alterations since 2011 (2015);
  - **Policy 7.8** (Heritage Assets and Archaeology).
- Camden Core Strategy (2010);
  - **Policy CS 14** (Promoting High Quality Spaces and Preserving our Heritage).
- Camden Development Policies 2010-2025 (2010);
  - **Policy DP25** (Conserving Camden's Heritage);
  - **Policy DP27** (Basements and Lightwells).

The policies set out above, inter alia, reflect the legislative duty to preserve the building or any features of special architectural or historic interest. Notably, proposals should consider the character and proportions of the existing building and the quality of materials to be used.

In accordance with the development plan policies set out above and paragraph 128 of the National Planning Policy Framework (2012) we discuss below the impact of the proposed development upon the significance of the heritage asset. First, we describe the significance of the heritage asset, the level of detail sufficient to understand the potential impact of the proposal on the significance.

## Historic Development

In 1811, following the expiration of farmland leases provided by the Crown, 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.

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.

### **Assessment of Heritage 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.

The main significance of the listed buildings at numbers 6-10 lies in their external appearance. The principal elevations of numbers 1-10 form a cohesive Regency grand palace, sub-divided and alleviated by 'movement' derived by projecting elements. 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 works to the newly discovered vaults only.

Vault 1 was discovered filled with sand. It is proposed to excavate the sand and renovate the vault, reinstating the roof using like-for-like materials.

Vaults 2-4 were discovered filled with concrete. The condition of existing fabric and intrusive works required to excavate the concrete has rendered the retention of the vaults not possible. It is therefore proposed to rebuild the vaults using concrete respecting the original plan form and layout.

The proposed development will bring the rediscovered vaults back into functional use (though not as habitable space), and where possible, retain original building fabric. We consider that the proposals comply with the legislative and relevant planning policy within the development plan, and present an enhancement to the building as a whole.

### **Assessment of the Proposals**

Camden Development Policy DP27 (Basements and Lightwells) states that basement development should not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

Camden CPG 4 (Basements and Lightwells) also advises that for basement development, the applicant must demonstrate it will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. This must be demonstrated in the form of a Basement Impact Assessment.

The proposals consist of the renovation of an existing vault located at 9 Cambridge Terrace, and the removal and replacement of 3 vaults which have been filled with concrete located at 10 Cambridge Terrace. It is considered that this does not constitute substantial basement development as the works simply serve to part renovate and part replace existing vaults. There will be no additional excavation works. Therefore there will be no material impact on the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity nor result in ground instability. It is these impacts that Policy DP27 and CPG 4 seek to mitigate against and as such, the proposals comply with these policies. Further, and for the same reasons, we are of the view that a Basement Impact Assessment is not required. Please refer to GCG's letter (project engineer) for further justification of this position.

### *Construction Management Plan*

A Construction Management Plan forms part of this application. In accordance with Camden Council requirements, it proposes construction methodologies and practices that will minimise the construction impact on amenity in the area.

### *CIL*

The proposals seek to reinstate rediscovered vaults at 9-10 Cambridge Terrace. The reinstated vaults will not contribute useable floorspace to 9-10 Cambridge Terrace, rather they will be reinstated in their existing format. Therefore, we are of the view that there will be no additional CIL charge associated with these works.

### **Conclusion**

The proposals present the opportunity to reinstate rediscovered vaults which have been filled with sand and concrete, and in the case of the vaults located at 10 Cambridge Terrace, replace destroyed vaults. The proposals are considered fully compliant with the relevant statutory and development plan policy.

The application has been submitted online via the planning portal (**PP-04468031**) on 11 September 2015.

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

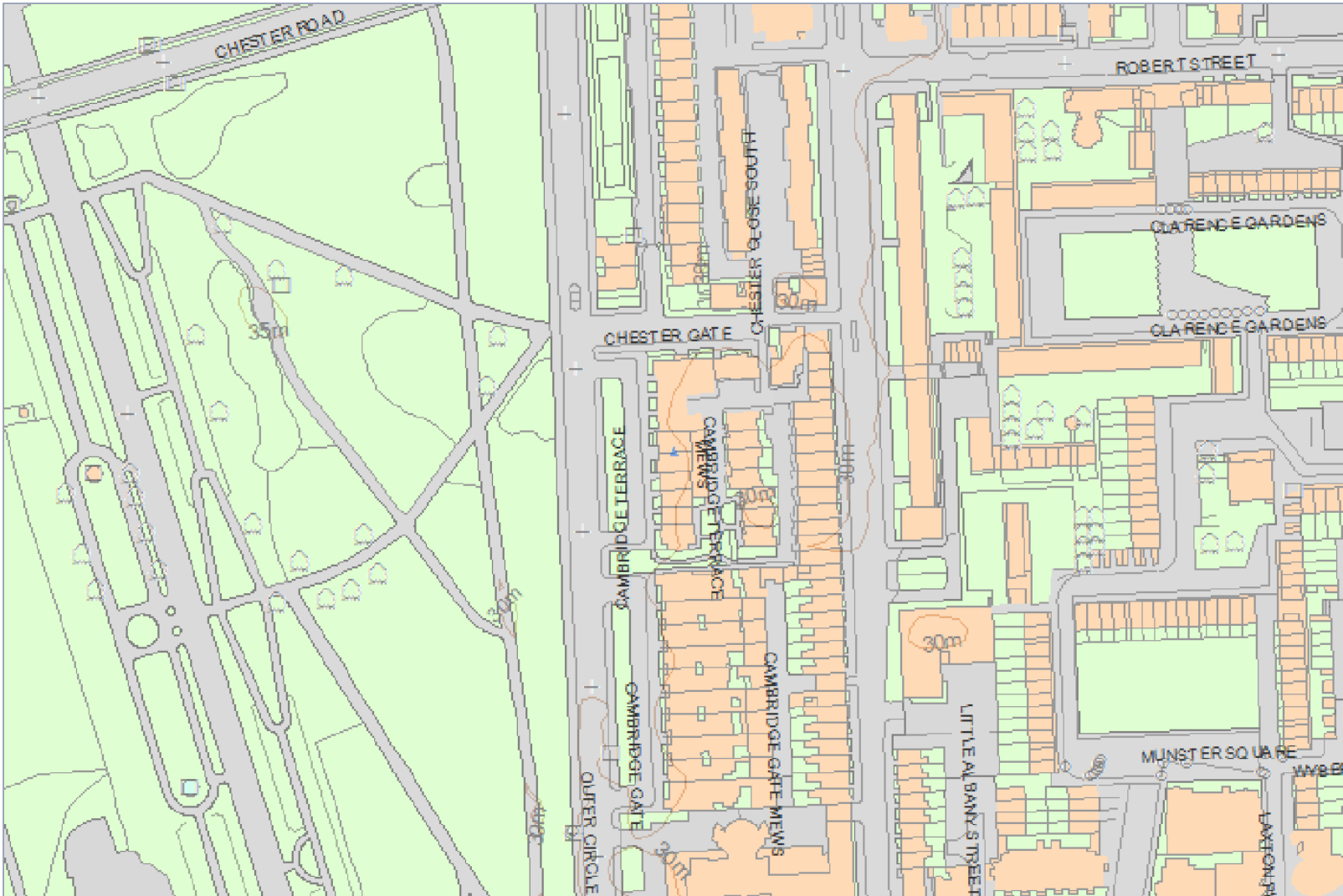
### Books and journals

'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

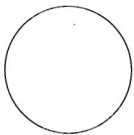
Blast damage,  
minor in nature

### Light Blue

Clearance  
areas

Light Green

Clearance  
areas



V1 flying bomb



V2 long  
range rocket





### **Appendix 3: Conservation Area Boundary Map**