

Mr Brogan
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/5171/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

4 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6-10 Cambridge Terrace
London
NW1 4JL

Proposal:
Renovation of 1 no. underground vault at 9 Cambridge Terrace and replacement of 3 no. underground vaults at 10 Cambridge Terrace

Drawing Nos: 639-1.001; 6392-2.911; 6392-2.912; 6392-3.911; 6392-2.921; 6392-2.931;
6392-2.922; 6392-2.932; 6392-3.921; 6392-3.931

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 639-1.001; 6392-2.911; 6392-2.912; 6392-3.911; 6392-2.921; 6392-2.931; 6392-2.922; 6392-2.932; 6392-3.921; 6392-3.931.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

The vaults were not formerly known to exist and have been uncovered during construction. They have either been infilled with concrete or broken up in the past. The proposal to retain the brick walls of Vault No. 1 and rebuild the roof with reinforced concrete; and the proposal to remove and reconstruct the newly discovered concrete-filled vaults (Vault Nos. 2, 3 & 4) with reinforced concrete to the same plan and level as the existing are considered to be acceptable because the works would reintroduce the original layout and character of the lower ground floor space in the host building.

Whilst there would be some loss of original fabric, this is unavoidable in the circumstances. The buildings have been rebuilt in the 20th century and the replica vaults would not be out of place with the remainder of the terrace which has already been rebuilt.

The proposed works would not impact on the external appearance of the host building or its setting and neither would the proposed works cause any undue harm to the residential amenities of nearby and neighbouring properties.

The demolition will be carried out as part of the excavation works for the new basement at the application site, after completion of the underpinning works and the new piled retaining wall.

Neighbouring occupiers and the Regent's Park Conservation Area Advisory Committee were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson

Director of Culture & Environment