

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

Application Ref: **2015/6037/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

4 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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.

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 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.

- 4 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 listed building consent

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.

No objections have been raised in relation to the works. 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.

The proposed development is in general accordance with Policies CS5 and 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 2015; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

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