

NS/GF/PD9635

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16 March 2016

Planning and Development Control  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Dear Sir or Madam,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1  
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT UNDER THE TOWN  
AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)  
ACT 1990**

We write on behalf our client, Mr and Mrs Candy, to apply for planning permission and listed building consent to reinstate a historic garden at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace, London, NW1 4NL.

The description of development is as follows:

*"The reinstatement of a historic garden at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace".*

The following documents accompany this application:

- Completed signed and dated Application and Listed Building Consent Form and Certificates prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Existing and Proposed Application Drawings;
- Landscape Report prepared by Robert Myers Associates;
- Transport Statement prepared by Caneparo Associates;
- Statement of Community Involvement prepared by Cratus Communications;
- Heritage Statement prepared by Montagu Evans; and
- CIL Form.

### **The Site**

The Site is located on the corner of Chester Gate and Cambridge Terrace. Cambridge Terrace is a private road set behind a forecourt garden on the east side of the Outer Circle of Regent's Park, immediately south of its junction with Chester Gate. Chester Gate runs east/west linking the Outer Circle to Albany Street.

The Site lies within the immediate setting of Nos. 1-10 Cambridge Terrace, which is a Grade I listed terrace, and Nos. 1-2 Chester Gate, which are Grade II listed semi-detached buildings.

The Site is also located within the Regent's Park Conservation Area.

## The Proposals

The application proposals seek to reinstate a historic garden on Chester Gate as an entrance court and garden for Nos. 6-10 Cambridge Terrace.

The proposals for reinstating the garden space in front of the entrance to Nos. 6-10 Cambridge Terrace involve narrowing the road on Chester Gate, realignment of the pavement, alteration to the existing car parking layout, and repositioning of existing railings and lamp posts.

It is proposed that the garden will be enclosed with the existing iron railings that are to be repositioned and iron railings that will be designed to match the existing.

Planting within the garden is proposed to appear as a mixed shrubbery above a clipped yew hedge with ornamental trees above, and has regard to the approved planting scheme for the adjacent Cambridge Terrace forecourt garden (application refs: 2009/3041/P and 2009/3051/L).

## Planning History

The proposed reinstated historic garden will serve as an entrance and courtyard to Nos. 6-10 Cambridge Terrace. As such, the relevant application history for this Site is discussed below.

In September 2010, the Council granted listed building and planning permissions for a change of use from B1 office to C3 residential, with references 2009/3041/P and 2009/3051/L.

The description of development, respectively:

*“Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt.”*

And;

*“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).”*

In August 2013 this permission was implemented (via the installation of a roof light) and a Certificate of Lawfulness for Existing Development (ref. 2014/1837/P) was granted on 8th April 2014, confirming this was the case.

This application was subsequently amended to reconfigure the approved basement and other amendments to the permitted layout under references 2015/1340/P and 2015/1817/L. The Council permitted these amendments in November 2015. The descriptions of development respectively:

*“Variation of condition 8 (approved plans) of planning permission 2009/3041/P dated 07/09/2010 (for change of use from offices to 3 x dwellinghouses) namely to reconfigure and enlarge basement”.*

And;

*“Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010”.*

Further non-material amendments were then granted by the Council on 14 January 2016 under reference 2015/6946/P. The description of development was:

*“Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010”.*

The equivalent Listed Building Consent application is currently being considered by the Council (ref. 2015/6549/L).

### **Assessment of Proposals**

The proposed reinstatement of a historical garden is compliant with Camden's statutory Development Plan. We provide a summary planning policy assessment below.

#### *Private Amenity Space*

Camden Planning Guidance 2 'Housing' (July, 2015) seeks to ensure that external private amenity space is provided for all new and existing dwellings, where possible.

Additionally, the GLA Housing SPG (November, 2012) states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings with an extra 1 sqm for each additional occupant.

The reinstatement of the historical garden will provide approximately 338 sqm of private outdoor space for the occupants of 9-10 Cambridge Terrace and 1 Chester Gate (layout permitted by ref. 2015/6946/P). This provision significantly exceeds the minimum outdoor space requirements set out by the GLA and complying with LB Camden's requirement for a provision.

We therefore consider the proposed garden is acceptable in terms of private amenity space provision and complies with Policy DP24 of the Camden Development Policies and GLA Housing SPG.

#### *Traffic and Transport*

A Transport Statement has been prepared by Caneparo Associates and submitted as part of this application.

The Transport Statement demonstrates that:

- The removal of on-street parking on Chester Gate would not have an unacceptable impact on parking demand given that there would still be sufficient parking available within walking distance of the planning application site. Furthermore, all residents who currently have access to a parking permit on Chester Gate would continue to be able to park on Chester Gate or Cambridge Terrace Mews, with no loss of permit holder space;

- Amendments to Chester Gate at the junction with Outer Circle would not have a detrimental impact on visibility or highway safety. Furthermore, the reduction of two lanes to one would have a beneficial effect on visibility for vehicles turning from Chester Gate to Outer Circle;
- The junction currently works well and will continue to work efficiently within capacity if two lanes are reduced to one on Chester Gate; and
- The amendments to the junction between Chester Gate and Outer Circle would not be detrimental to vehicle movement on the local highway network.

As such, the proposals will not give rise to any material transport impacts and comply with Policy DP 18 of the Development Policies and relevant objectives of the Core Strategy.

#### *Impact on Designated Heritage Assets*

As outlined above, the Site lies within the immediate setting of Nos. 1-10 Cambridge Terrace, which is a Grade I listed terrace, and Nos. 1-4 Chester Gate, which are Grade II listed semi-detached buildings. It is also located within the Regent's Park Conservation Area.

A Heritage Statement has been prepared by Montagu Evans LLP and submitted as part of this application. It demonstrates that the proposals are compliant with the objectives of local planning policy, particularly Policy DP25 which seeks to ensure the Borough's heritage assets are preserved or enhanced as appropriate.

The Heritage Statement concludes that the reinstatement of this historic garden on Chester Gate represents a significant conservation gain and would enhance the setting of the Grade I listed Cambridge Terrace and nearby terraces as well as the Grade I Registered Regent's Park and Regents Park Conservation Area.

On this basis, the proposals are considered acceptable in regard to their impact on heritage assets.

#### **Community Consultation**

A Statement of Community Involvement (SCI) has been prepared by Cratus Communications and submitted as part of this application.

As demonstrated by the SCI, consultation was undertaken with local resident from 11 November 2015 – 25 January 2016. Among the comments received, many expressed support for the proposals due to the positive aesthetic value the proposals would have.

Local residents also commented on parking provision impacts and the proposals were amended to re-provide car parking for local residents. All other comments from local residents, have been addressed either during the consultation process or as part of this application.

A large proportion of comments received were supportive with many residents seeing the proposals as a visual and historic enhancement to the area.

#### **Conclusion**

A cheque made payable to Camden Council for £195 to cover the Application Fee will follow shortly. The application has been submitted online via the planning portal (**PP-04909561**).

We consider that the proposals are compliant with national, mayoral and local development plan policy and are therefore acceptable.

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

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