

NS/GF/EY/AB/PD9635
email: anthony.brogan@montagu-evans.co.uk

11 August 2016

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

CHARTERED SURVEYORS
5 Bolton Street
London
London W1J 8BA
Tel: 020 7493 4002
Fax: 020 7312 7548
www.montagu-evans.co.uk

Dear Sir / Madam,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1 4JL
SECTION 73 APPLICATION - MINOR-MATERIAL AMENDMENT TO PLANNING PERMISSION
REFERENCE 2009/3041/P (AS AMENDED)**

We write on behalf our client, Project Quad Limited, to seek approval of minor-material amendments to the permitted scheme comprising works permitted by Planning Permission ref. 2009/3041/P and Listed Building Consent ref. 2009/3051/L.

A duplicate of this application has also been submitted for Listed Building Consent to the Council under planning portal ref. **PP-05367644**.

The nature of the changes proposed are summarised below and set out in detail on the proposed drawings and Design and Access Statement that accompany this submission.

The following documents accompany this applications:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Proposed Drawing Schedule CT1 prepared by Montagu Evans;
- Design and Access Statement;
- Approved and Proposed Application Drawings; and
- External Plant Noise Assessment prepared by Clarke Saunders.

Background

As set out above, we are seeking minor material amendments to the planning permission 2009/3041/P which was granted permission by the Council in September 2010. The permission has subsequently been altered by:

- Section 96a application - This added a condition to listing the approved drawing numbers (Application Ref 2015/1778/P);
- Section 73 application – This sought to add additional volume to the basement and relocate the main stair core (Application Ref. 2015/1340/P); and
- Section 96a application – this sought to reconfigure the permitted residential units and reduce the size of the permitted roof lights (Application Ref. 2015/6946/P).

Current Proposals

In the context of the subsequent alterations that have been permitted, these proposals seek to amend the reconfigured layout of the residential units. The general plan form of the approved scheme and significant historic built fabric features would be retained.

A feasibility exercise was undertaken to establish the most suitable location within the property for where the requisite plant and air handling equipment would be situated. Options that were explored included the roof of 6-10 Cambridge Terrace and the top of the main staircase within 6 Cambridge Terrace. However, these options were discounted as it was considered that these locations would cause a detrimental impact to the character and appearance of both the Regent's Park Conservation Area and the Grade I listed building and potentially result in the loss of historic fabric.

The requisite building services equipment is proposed to be located within the existing vaults of 6-8 Cambridge Terrace. This will involve the insertion of vent slots within the dividing walls at low level. The works would enable the installation of energy efficient services and equipment required to adequately service the property and the vaults are considered the most appropriate location for this equipment within the property.

The amendments also consist of the reduction in the height, scale and bulk of the permitted lift housing at roof level and the insertion of additional rooflights on the mansard roof.

It is also proposed to install vent slots into the rear elevation to ensure adequate ventilation within the property. The vents would be located on the rear elevation, the majority of which has been significantly altered as part of rebuilding and extension works undertaken in the 1980s, and discretely located to ensure minimal visual impact.

Planning History

The relevant planning history for the Site is listed below.

Ref.	Proposals	Decision
2016/1776/L and 2016/1479/P	Reinstatement of historic garden on Chester Gate, and associated works.	To be determined
2015/6549/L	Various internal layout changes and external changes at roof level to reduce size of rooflights.	Granted – 30/03/2016
2015/6946/P	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.	Granted – 14/01/2016
2015/6037/L and 2015/5171/P	Renovation of 1 no. underground vault at 9 Cambridge Terrace and replacement of 3 no. underground vaults at 10 Cambridge Terrace.	Granted – 04/12/2015
2015/1817/L	Excavation of basement extension, relocation of principal stair and lift core, re-instatement of party walls at 6-8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt 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).	Granted – 29/04/2015
2015/1340/P	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.	Granted – 23/11/2015
2015/1778/P	Addition of approved drawing numbers condition to planning	Granted – 10/04/2015

	permission 2009/3041/P.	
2014/1837/P	To establish that the installation of rooflights was a lawful operation and forms part of the developments approved by planning permission 2009/3041/P.	Granted - 29/05/2014
2009/3041/P and 2009/3051/L	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.	Granted - 07/09/2010

The Council's Planning Officer committee reports in relation to relevant applications in the table above highlight the extensive alterations that have been undertaken to the properties. For example, the officer report for listed building consent (ref. 2015/1817/L) provides the following overview of alterations that were undertaken to the buildings to enable them to be used as offices:

"A serious fire gutted Nos. 7-10 Cambridge Terrace in 1947 and the building, after having been neglected for nearly 40 years, was eventually rebuilt in facsimile in 1986. The façade, although not original, accurately reinstates the important Regency backdrop to Regent's Park. The interior was not reinstated; the internal spaces are largely plain and form a single office block which is laterally joined via doors in the party wall to No. 6 Cambridge Terrace on all floors and to Nos. 1 & 2 Chester Gate at ground floor level. The works also provided a new lower ground floor level car park under the entirety of the terrace and garages to the rear." (page 2)

"Nos. 1 & 2 Chester Gate retain a greater degree of historical fabric; however, they have been laterally joined by a single door on all floors and substantial alterations have been carried out to the rear façade and the roof. It appears that this work was carried out at the same time as the 1980s rebuilding works." (page 2)

A summary of the history of the development of the properties, including that prior to the 1980s, is provided in the 'Historic Development' section of this statement.

Proposed Changes

Whilst there are a number of proposed changes to the approved plans for Nos. 6-10 Cambridge Terrace, the individual changes are all considered to be relatively minor in nature. The proposed changes are considered to be minor material insofar as we note there will be no change in:

- The permitted residential floorspace;
- The permitted residential units; and
- The scheme's ability to meet the permitted energy and sustainability requirements.

As there will be amendments to the permitted external appearance of the building, it is considered these amendments constitute a minor material amendments to the permitted scheme, and as such are to be secured via a Section 73 application.

As the building is Grade I listed, the proposed alterations necessitate a further full Listed Building Consent application. An equivalent Listed Building Consent Application has been submitted to the Council under planning portal reference **PP-05367644**.

Planning Assessment

External Alterations

Policy CS5 of Camden's Core Strategy and Policy DP24 of the Development Policies seeks to ensure that development is appropriate to the character, scale, setting and context of the surrounding environment and does not negatively impact the amenity of neighbouring occupiers,

With regard to the proposed external alteration which form part of this application, the nature and scale of the proposals is reflective of the context and character of the surrounding area. The proposed lift overrun represents a reduction from the already permitted lift overrun (Application Refs. 2009/3041/P and 2009/3051/L) and will not be readily visible in views from the public realm due to screening provided by the existing chimneys and proposed rooflight.

The proposed rooflight will be a discrete addition to mansard roof situated to the rear of the property to ensure minimal visibility from the surrounding area. It will not result in a material increase in the height, bulk or mass to the roofscape from the permitted layout. As such, it is considered that the proposed scale and scope of the lift overrun and rooflight are appropriate and will not have a detrimental impact on the surrounding character or amenity of neighbouring residents. As such, the proposed alterations are considered acceptable in planning terms.

Sustainability

The proposed alterations will continue to ensure the scheme will meet the sustainability targets set out in the Energy Assessment submitted and approved under application reference. 2009/3041/P and the sustainability requirements set out in the S106 agreement. As there will be no change to the scheme's sustainability performance, it is considered acceptable in this regard.

Noise

The proposed alterations will not result in any degradation of the scheme's ability to meet the noise levels as permitted by application references. 2009/3041/P and 2011/0948/P). A Plant Noise Assessment has been prepared by Clarke Saunders and submitted in support of this application which demonstrates the scheme will still comply with Camden's noise requirements.

The proposed amendments are therefore considered acceptable in with regard to noise impact.

Conclusion

In conclusion, the proposed amendments are considered to be minor material amendments insofar that they will not result in an increase in the permitted residential floor space, units or the schemes ability to meet the permitted noise and sustainability requirements.

The proposed lift housing will result in a reduction to the scale and mass from the permitted lift housing (application ref. 2009/3041/P) while the proposed roof light will be a sensitive addition to the mansard roof, confined to the rear, and will not be readily visible in views from the surrounding area. The proposed alterations are therefore considered acceptable in planning terms.

For clarity's sake, we have submitted with this application a schedule of permitted and proposed plans (Drawing Schedule CT 1) outlining which drawings are superseded as a result of this Section 73 application.

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-05367633**), and a digital version of the submission has been sent to Camden Council Planning and Development Control, marked under the planning portal reference of the submission.

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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