

**6-10 Cambridge Terrace
and 1-2 Chester Gate,
Camden, NW1 4JL**

Design and Access
Statement for Section 96a
and Listed Building Consent
Applications

October 2016



Executive Summary

1.1 This application seeks the approval of non-material amendments and Listed Building Consent to the permitted scheme comprising works permitted by Planning Permission ref. 2009/3041/P and Listed Building Consent ref. 2009/3051/L which was subsequently amended via a Section 73 application ref. 2015/1340/P and Listed Building Consent 2015/1817/L. This was also then non-materially amended via a Section 96a application ref. 2015/6946/P and Listed Building Consent 2015/6549/L.

1.2 The non-material amendments secured via a Section 96a application ref. 2015/6946/P and Listed Building Consent 2015/6549/L permitted the reconfiguration of the already permitted residential units within the buildings from:

Nos. 6-10 Cambridge Terrace.

No. 1 Chester Gate.

No. 2 Chester Gate.

To

Nos. 6-8 Cambridge Terrace

No. 9 and No. 10 Cambridge Terrace and No. 1 Chester Gate

No. 2 Chester Gate.

1.3 This application proposes primarily internal alterations to the permitted layout and several minor external alterations to Nos. 6-10 Cambridge Terrace. There are no alterations proposed to Nos. 1-2 Chester Gate.

Site Context

1.4 The application site consists of Nos. 6-10 Cambridge Terrace, which form part of a grade I listed terrace, and Nos. 1 and 2 Chester Gate, which form part of a group of 4 grade II listed semi-detached buildings.

1.5 The Site is also within the setting of Nos. 1-42 Chester Terrace, which is a Grade I listed terrace and is located opposite the Site on the other side of Chester Gate.

1.6 The Site is located on the junction of Chester Gate and Cambridge Terrace, to the south east side of Regent's Park. The Site is situated within the London Borough of Camden.

1.7 The Site is located within the Regents Park Conservation Area which was first designated as a conservation area on 1 July 1969. Regent's Park is located in close proximity to the west of the Site and is a Grade I Registered Park and Garden.

1.8 The Site location is illustrated on Figure 1.1.



Figure 1.1 Site Location Plan

Planning History

1.9 The Site been subject to several recent planning and listed building permissions. These are set out in detail below:

Application Reference: 2016/1776/L and 2016/1479/P

Proposal: Reinstatement of historic garden on Chester Gate, and associated works

Decision: To be determined

Application Reference: 2015/6549/L

Proposal: Various internal layout changes and external changes at roof level to reduce size of rooflights

Decision: Permitted on 30/03/2016

Application Reference: 2015/6946/P

Proposal: 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

Decision: Permitted on 14/01/2016

Application Reference: 2015/6037/L and 2015/5171/P

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

Decision: Permitted on 04/12/2015

Application Reference: 2015/1817/L

Proposal: 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)

Decision: Permitted on 29/04/2015

Application Reference: 2015/1340/P

Proposal: 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

Decision: Permitted on 23/11/2015

Application Reference: 2015/1778/P

Proposal: Addition of approved drawing numbers condition to planning permission 2009/3041/P

Decision: Permitted on 10/04/2015

Application Reference: 2014/1837/P

Proposal: To establish that the installation of rooflights was a lawful operation and forms part of the developments approved by planning permission 2009/3041/P

Decision: Permitted on 29/05/2014

Application Reference: 2009/3041/P and 2009/3051/L

Proposal: 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

Decision: Permitted on 07/09/2010

Design Principles and Rationale

- 1.10 The proposed changes are required to enable reconfiguration of the already permitted residential units within the buildings from:

Nos. 6-10 Cambridge Terrace

No. 1 Chester Gate

No. 2 Chester Gate

To

Nos. 6-8 Cambridge Terrace

No. 9 and No. 10 Cambridge Terrace and No. 1 Chester Gate

No. 2 Chester Gate

- 1.11 There are no proposed revisions to the internal layouts already approved for Nos. 1 and 2 Chester Gate. The proposals only relate to alterations to the approved plans for Nos. 6-10 Cambridge Terrace.

- 1.12 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 non-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.

- 1.13 As there will be minor amendments to the permitted external appearance of the building, it is considered these amendments constitute a non-material amendments to the permitted scheme, and as such are to be secured via a Section 96a application.

Proposed Changes

- 1.14 The main elements of the proposed alterations which are sought as part of these applications are set out below for clarity:

Basement

9-10 Cambridge Terrace

- Carpark WC extended and bike store relocated;
- Pool Hall raised and curved stair omitted;
- Powder Room relocated, Gym added in lieu of Wine Room; and
- Stair and lift core amended (all floors).

Lower Ground Floor

9-10 Cambridge Terrace

- Gym relocated to basement and internal layout reconfigured; and
- Window added to end of each lightwell below main entrance portico.

6-8 Cambridge Terrace

- Installation of plant and vent slots to vaults.

Ground Floor

9-10 Cambridge Terrace

- Family Kitchen and Family Snug locations swapped; and
- Boot Room and Dog Room omitted in lieu of Study.

6-8 Cambridge Terrace

- Nibs omitted to 6CT Stairwell;
- Entrance lobby introduced to 7CT;
- Steps added to raised main stair landing;
- Revised main staircase design; and
- Increased joinery nibs between Reception and Family Room.

First Floor

9-10 Cambridge Terrace

- Dining Room and Powder Room reconfigured; and
- Study replaced with Wine Room.

6-8 Cambridge Terrace

- Study relocated to 8CT, Landing and Powder Room reconfigured; and
- Joinery nibs added between Study and Formal Reception.

Second Floor

9-10 Cambridge Terrace

- Master Bedroom relocated to front elevation; and
- Adjoining rooms adjusted and relocated to suit.

6-8 Cambridge Terrace

- WC and Dressing in 8CT reconfigured.

Third Floor

9-10 Cambridge Terrace

- Ensuite added to Bedroom 1; and
- Minor reconfiguration to other rooms.

6-8 Cambridge Terrace

- Bedroom 4 and Landing reconfigured.

Fourth Floor

9-10 Cambridge Terrace

- Ensuite bathroom added to Bedroom 7;
- Kitchenette and Powder Room added to hallway; and
- Playroom swapped to Sitting Room.

6-8 Cambridge Terrace

- Powder Room omitted and Bathroom 8 increased;
- Cinema Room and Kitchenette replaced with ensuite bedroom; and
- Landing and Bathroom 7 reconfigured.

Roof

9-10 Cambridge Terrace

- Rooflights to 10CT omitted;
- Sliding rooflight added above 9CT sitting room;
- Roof lantern added above staircase; and
- Lift overrun reduced.

6-8 Cambridge Terrace

- New skylights added.

- 1.15 A drawing schedule (Drawing Schedule CT 1) have been prepared and submitted as part of this application which illustrates which approved drawings will be superseded by updated drawings submitted as part of the proposals.

Summary

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

- 1.17 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 to be acceptable in planning and heritage terms.