

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden Flat, 90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2016/5451/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**54 Cumberland Terrace & 28 Cumberland Terrace Mews
London
NW1 4HJ**

Proposal:

Conversion of one garage space to a habitable room, replacement of garage door with a window, and associated internal alterations.

Drawing Nos: CT-EX0, CT2-EX1/50, CT2-EX1/100, CT2-EX2/50, CT2-EX2/100, CT2-EX3, CT2-PP1/100 rev.A, CT2-PP2/100, CT2-PP1/50 rev.A, CT2-PP2/50, CT2-PP3 rev.A and Design and Access Statement received 22/09/2016.

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 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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of timber finish/paint/staining details.

b) Plan, elevation and section drawings, including joinery details of all new window and door openings and new timber panel below the cill.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 Reasons for granting listed building consent.

The exterior design and impact of the proposed works are modest in nature and would preserve the character and appearance of the host property and surrounding mews properties. The proposal includes the conversion of one of the existing garages to a habitable room and the replacement of the garage door with new timber-framed windows. They would retain the existing opening, general

materials and details of the doors. The timber panels below the cill would reference the existing door, helping to preserve the mews character of the front fenestration. The proposals also include a new front door and the installation of new high level windows to the second garage door which are sympathetic and complementary.

The application site is curtilage listed in association with the grade I listed terrace to the west of the site on Cumberland Terrace. The proposed works are considered appropriate and would not harm the special character or setting of the listed building. The Council's Conservation Officer has assessed the proposals and does not object to the works.

No objections have been received prior to making this decision.

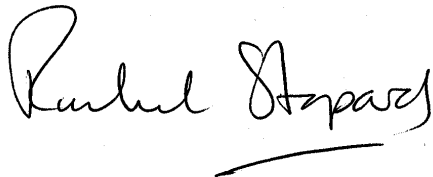
The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities