

NS/GF/EY/AB/PD9635
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Dear Sir / Madam,

**NO. 6 CAMBRIDGE TERRACE, CAMDEN, NW1 4JL
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR REPLACEMENT
OF SASH WINDOW TO THE GROUND FLOOR OF THE REAR ELEVATION**

We write on behalf our client, 6-10 Cambridge Terrace Developments LLP, to seek Planning Permission and Listed Building Consent for a proposed alteration to the above listed property which is summarised below and set out in detail on the drawings that accompany this submission.

No. 6 Cambridge Terrace forms part of part of the Grade I listed 6-10 Cambridge Terrace. The Site also falls within the Regents Park conservation area.

The proposal comprises the replacement of a sash window to the ground floor rear elevation of No. 6 Cambridge Terrace. The replacement window (that may also function as a door) will not give rise to any material change to the external appearance of No. 6 Cambridge Terrace.

The following documents accompany this application:

- Completed Planning and Listed Building Consent Application Form prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Site Location Plan prepared by CPC;
- Site Plan prepared by CPC; and
- Existing and Proposed Application Drawings prepared by CPC.

Proposed Replacement Mock Sash Window

As set out above, the proposals involve the replacement of a sash window located to the rear ground floor of No. 6 Cambridge Terrace. The existing sash window is not original and presumed to be a 1980s installation when the buildings were almost entirely reconstructed. Council officers agreed with this position in the 2009 application for a change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate (application refs. 2009/3041/P and 2009/3051/L) as the officer report states:

"...No. 6 retains its staircase, some window boxes and shutters and the historic plan form is just recognisable".

As such, the replacement of the existing sash window will not result in the loss of original fabric within the listed building.

The proposed replacement window will be a like for like replacement in terms of its visual appearance and will not give rise to any changes in the appearance of No. 6 Cambridge Terrace. As annotated on the proposed drawings submitted in support of this application, the glazing bar profiles of the proposed replacement window will match other replacement windows recently approved on 6 February 2017 under condition discharge ref.

2016/6342/L. The frame margins to the brickwork will also match the existing sash window and there will be no change to the coping stone to the base of the window opening.

We note, as detailed in the proposed drawings, the replacement mock window's design is such that the 'sash' element is fixed whilst hinges allow it to open as door. The inclusion of a hinged frame enables this function without affecting the windows visual appearance.

The proposal will not alter the significance or special interest of this Grade I listed building, and as such, is considered to be acceptable.

Conclusion

In conclusion, the proposed replacement mock window will be a like for like replacement of the existing sash window, albeit the replacement window may operate as a door. The proposal will not alter the external appearance of the Grade I listed building. It is considered that the proposal will preserve the special interest of the listed building, and is therefore considered acceptable.

The application has been submitted online via the planning portal (**PP-05843300**).

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

MONTAGU EVANS LLP

Enc.