

Mr David Quigley  
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Application Ref: **2017/4601/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

19 September 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2**  
**5 Cambridge Gate**  
**London**  
**NW1 4JX**

Proposal: Internal alterations including the raising of existing door openings to match original proportions and replacement of non-original door, the reinstatement of an historic door opening, the formation of a new partition wall and the like-for-like replacement of window steps.

Drawing Nos: Site Location Plan CG-PL-00; CG-PL-100; CG-PL-101 Rev A; CG-PL-102 Rev A; CG-PL-103 Rev A; CG-PL-104; CG-PL-105 Rev A; CG-PL-106; CG-PL-107; CG-PL-108; Design, Access & Heritage Statement dated August 2017.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan CG-PL-00; CG-PL-100; CG-PL-101 Rev A; CG-PL-102 Rev A; CG-PL-103 Rev A; CG-PL-104; CG-PL-105 Rev A; CG-PL-106; CG-PL-107; CG-PL-108; Design, Access & Heritage Statement dated August 2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 The proposed alterations relate to Flat 2 within 5 Cambridge Gate, which is a Grade II listed building built between 1875-77 in a French Renaissance style to designs by T Archer and A Green.

The property has been substantially altered during the conversion from former office use into flats, resulting in the removal of historic features and alterations to the original plan form through the creation of laterally converted flats.

The proposals involve the raising of existing door openings and door to match the original proportions, the reinstatement of an historic door opening and the formation of a new partition wall. The proposals are considered to preserve the special interest of this Grade II listed building.

No objections have been received prior to making this decision. The site's planning history has been taken into account when making this decision.

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape,

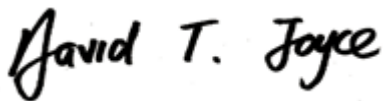
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning