



Phillips Planning Services Ltd.
Town Planning and Development Consultants

31 CUMBERLAND TERRACE
LONDON

DESIGN, ACCESS & HERITAGE STATEMENT

**INTERNAL REFURBISHMENT OF ANCILLARY STORAGE / SERVICE SPACE AT LOWER
GROUND FLOOR LEVEL ASSOCIATED WITH NO.31 CUMBERLAND TERRACE**

OCTOBER 2017

1.0 INTRODUCTION

- 1.1 No.31 is a first floor flat within the grand (Grade I Listed), Cumberland Terrace on the east side of Regents Park.
- 1.2 It is demised along with a lower ground floor storage / service room which is used for purposes ancillary to the residential occupation of the main first floor flat, primary domestic storage and as a rest / changing area for staff working for the owner of the No.31.
- 1.3 It is proposed to refurbish / re-decorate this ancillary area to improve the facilities available.
- 1.4 As shown on the existing plan, the room currently benefits from a small sink and a hot water boiler and is kitted out with fridge and cupboard for staff clothes / changing. It is carpeted above a concrete floor. It is proposed to add a W.C. and shower and to provide a small cooker for staff use to make the room more comfortable / useable.
- 1.5 Whilst no external changes are proposed and the room is largely devoid of any original features or any architectural merit and was rebuilt in the 1960's, it is recognised that the room is within a Grade I listed building and so whilst an argument could be made that listed building consent may not be required, so as to avoid any future problems or misunderstandings this listed building application has been submitted.
- 1.6 This statement is set out as follows:
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| 2.0 | : | Site Description & Heritage Assessment |
| 3.0 | : | Relevant Planning Policy |
| 4.0 | : | Analysis |
| 5.0 | : | Conclusions |

2.0 SITE DESCRIPTION & HERITAGE

2.1 Cumberland Terrace is a Grade 1 Listed Building. The listing description states:

“Monumental palace-style terrace of 59 houses. c1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting Ionic decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storeys. Rusticated ground floor, with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles. Flanking the portico, 11 bays of rusticated ground floor and Ionic pilasters rising through 1st and 2nd floors to carry entablature at 3rd floor level; cornice and blocking course above attic storey. Architraved sashes to upper floors; 1st floor with continuous cast-iron balcony. Terminating bays forming projecting single bay pavilions similar to single bays flanking pedimented section of portico. "Triumphal" Arches: linking the central and outer blocks. Single, central, architraved archway flanked by paired Ionic columns carrying an entablature and blocking course. Linked to the blocks by rusticated stucco screen walls. Outer blocks (Nos 1-17 & 52-57): 11 bays each similar to those flanking central portico and terminating in similar bays at each end. End houses of blocks with stucco pilastered porticoes on returns. Pairs of houses in courtyards behind Arches (Nos 18 & 19 and Nos 50 & 51): stucco with slated roofs and central chimneys. 2 storeys and basements. 5 windows. Corinthian pilasters rise through ground and 1st floors to carry modified entablature with cornice at eaves level surmounted by arcaded parapet. Pilastered porticoes with round-arched entrances. Recessed sashes; ground floor tripartite. Plain 1st floor sill band. Nos 58 & 59: pair of houses set back from terrace at north end. Stucco with rusticated ground floor and projecting pilasters at angles. 3 storeys and basement. 3 windows in all. Projecting centre bay with coupled entrance flanked by pilasters and surmounted by parapet of Greek fret pattern with acroteria on dies. Square-headed doorways with fanlights and panelled doors. Recessed sashes, upper floors architraved; 1st floor with balconies to flanking sashes and central pedimented, tripartite casement. Cornice at 2nd floor level breaking forward with pilasters; similar above 2nd floor with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled finials to all areas and gardens on Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a place overlooking the natural landscape of Regent's Park. The King's guinguette, had it been built, would have stood almost opposite. (Survey of London: Vol.XIX, Old St Pancras and Kentish Town (St Pancras II): London: - 1938: 116). “

- 2.2 As briefly noted in Section 1, the property was the subject of substantial bomb damage during the second world war and so was rebuilt behind the façade during the 1960's. Therefore, as a matter of fact, no original internal features remain and the interiors are of modern design and appearance.
- 2.3 This application does not relate to the main first floor flat (No.31) but rather to the small ancillary service room which was demised to it at lower ground floor level. This has been generally used for storage associated with the residential use of No. 31 and as a rest area / changing facility for staff (driver) employed by the owners of the flat.



View of the existing room with fridge, water boiler and sink

3.0 RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

3.1 Paragraph 17 of the NPPF sets out a number of Core Planning Principles. It states that the Planning System should seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

3.2 Section 12 of the NPPF considers the Historic Environment. It advises that:

- Applicants should describe the significance of any heritage asset which may be affected by development proposals – the level of detail should be proportionate to the assets importance. (Paragraph 128)
- Great weight should be placed on the conservation of a heritage asset. The more important the asset the greater the weight should be. (Paragraph 132)
- Substantial harm to or loss of a grade II listed building should only be allowed in exceptional circumstances. (Paragraph 132)
- Permission should be refused where there would be substantial harm to or total loss of a designated heritage asset unless there would be substantial public benefits (Paragraph 133)
- If there would be some harm to the significance of a designated heritage asset but this would be less than substantial this should be weighed against the public benefits of a proposal including securing its optimum viable use. (Paragraph 134)

Camden Council Development Plan

3.3 Policy D2 states that the Council will seek to preserve and where appropriate enhance heritage assets and their setting. In terms of designated heritage assets D2 confirms that:

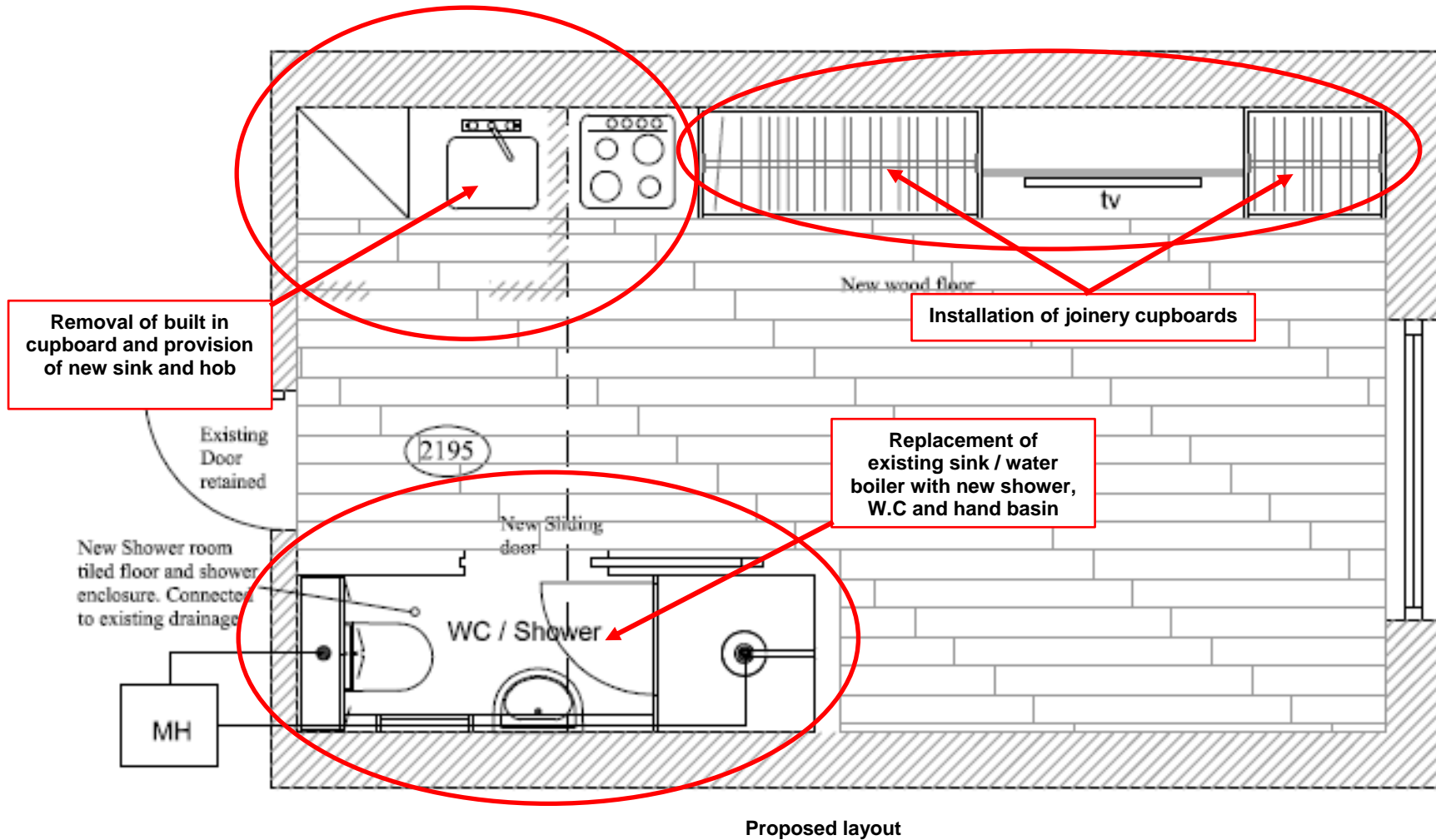
*“.....The Council will not permit the **loss of or substantial harm** to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that **is less than substantial** to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.”*

4.0 ANALYSIS

4.1 As noted in Section 1 and 2, this application relates purely to the lower ground floor ancillary service room, not the main first floor flat. The works largely comprise the renewal and improvement of the range of sanitary fittings and joinery and some re-decoration.



- 4.2 As described in Sections 1 and 2 the building is Grade 1 listed. However this listing is primarily based upon the grand frontage and the exterior of the building. There are no original internal features of merit as the building was rebuilt behind the façade in the 1950's and 1960's.
- 4.3 The area which is the subject of this application is a single ancillary room at lower ground floor which is devoid of any architectural or historic features of merit and fitted with modern sanitary fixtures and a modern gas heater as shown.



Views of the inside of the storage / staff facilities room

- 4.4 It is respectfully submitted that the removal and replacement of these elements with better quality fixtures and fittings would enhance the appearance of the room.
- 4.5 The proposals would clearly not result in any harm to the heritage significance of the building.
- 4.6 The proposals accord with the guidelines provided in Section 12 of the NPPF and policy D2 of the Local Plan.

5.0 CONCLUSIONS

- 5.1 The area which is the subject of this application is utilised ancillary to the main first Floor Flat No. 31 Cumberland Terrace for storage and as a staff rest / facilities room.
- 5.2 Whilst part of a Grade I listed building it is clear that the building was demolished behind the façade and rebuilt in the 1960's and as a result none of the fabric behind the façade is original or even of relatively historic origin or merit.
- 5.3 These proposals are extremely minor and it may be argued that listed building consent is unnecessary. However, this application has been submitted to remove any doubt in this regard.
- 5.4 We ask that listed building consent is granted in this case.