

Mr Paul Watson
Phillips Planning Services Limited
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA

Application Ref: **2017/5509/L**
Please ask for: **Alyce Keen**
Telephone: 020 7974

7 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Cumberland Terrace
LONDON
NW1 4HP

Proposal:
Internal refurbishment of ancillary storage/service space at lower ground floor level associated with no. 38 Cumberland Terrace.
Drawing Nos: Design, Access & Heritage Statement prepared by Phillips Planning Services Ltd dated October 2017.
LP.01, SP.01, EX.01, WD.01.

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:
Design, Access & Heritage Statement prepared by Phillips Planning Services Ltd dated October 2017.
LP.01, SP.01, EX.01, WD.01.

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 Reasons for granting listed building consent:

The proposed internal refurbishment of the ancillary storage/service space at lower ground floor level associated with Grade I listed no. 38 Cumberland Terrace involves the installation of a bathroom, kitchenette, TV cabinets and new wooden flooring. The proposed works have been reviewed by a Conservation officer and they concluded that the basement alterations will not harm the building's historic fabric or special interest.

An informative has been included advising that the use of this space is used ancillary to the residential flat at no.31 and 38 Cumberland Terrace.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

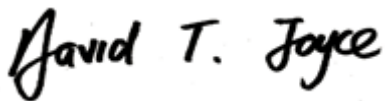
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 You are advised that the ancillary/storage space should only be used ancillary to the approved flat at no. 31 and 38 Cumberland Terrace.
- 5 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



David Joyce
Director of Regeneration and Planning