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Planning and Development Control  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Dear Sir / Madam

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1  
APPLICATION FOR LISTED BUILDING CONSENT**

We write on behalf our client, Project Quad Limited, to seek Listed Building Consent for proposed alterations to the above listed properties which are summarised below and set out in detail on the drawings that accompany this submission.

The application site consists of Nos. 6-10 Cambridge Terrace, which form part of a grade I listed terrace, and Nos. 1 and 2 Chester Gate, which form part of a group of 4 grade II listed semi-detached buildings.

The properties are located within, and make a positive contribution to the Regent's Park Conservation Area. Regent's Park which is located in close proximity to the site is a grade I Registered Park and Garden.

The proposed changes would ensure that the surviving historic plan form of the houses at No. 6 Cambridge Terrace and Nos. 1 and 2 Chester Terrace would be retained and would not compromise the special interest of the group of grade I listed buildings. The changes proposed seek very minor alterations to the internal layouts already approved, as set out in the planning history section below.

This Listed Building Consent application is made alongside a duplicate application for Non-material amendments under Planning Portal ref. **PP-06916106**.

**Relevant Planning History**

An overview of the relevant planning history for the properties is outlined in the table below and provides an indication of the significant alterations that have been made to the properties since the 1980s.

Ref.	Proposals	Decision
2017/1995/L	Sliding rooflight to the upper (flat) roof slope of no. 9 Cambridge Terrace	Granted – 19/04/17
2017/3570/P	Variation of condition 8 (approved plans) of planning permission 2009/3041/P, dated 07/09/2010 (as amended by 2015/1778/P,	Granted – 21/06/2017

	dated 10/04/2015) (for change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from office to residential to provide 3x dwellinghouses, and associated works), namely to allow proposed amendments to the sliding roof light to No. 9 Cambridge Terrace	
2016/5891/P & 2016/4499/L	Internal reconfiguration of flats and external alterations including new rooflights to mansard, moving building services equipment to existing vaults and reduction in lift overrun	Non-material amendment Granted – 10/11/2016 LBC Granted – 13/10/2016
2016/1776/L and 2016/1479/P	Reinstatement of historic garden on Chester Gate, and associated works.	Allowed at appeal – 19/05/2017
2015/6549/L	Various internal layout changes and external changes at roof level to reduce size of rooflights.	Granted – 30/03/2016
2015/6946/P	Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010.	Granted – 14/01/2016
2015/6037/L and 2015/5171/P	Renovation of 1 no. underground vault at 9 Cambridge Terrace and replacement of 3 no. underground vaults at 10 Cambridge Terrace.	Granted – 04/12/2015
2015/1817/L	Excavation of basement extension, relocation of principal stair and lift core, re-instatement of party walls at 6-8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).	Granted – 29/04/2015
2015/1340/P	Variation of condition 8 (approved plans) of planning permission 2009/3041/P dated 07/09/2010 (for change of use from offices to 3 x dwellinghouses) namely to reconfigure and enlarge basement.	Granted – 23/11/2015
2014/1837/P	To establish that the installation of rooflights was a lawful operation and forms part of the developments approved by planning permission 2009/3041/P.	Granted - 29/05/2014
2009/3041/P and 2009/3051/L	Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-	Granted - 07/09/2010

	2 Chester Gate and associated landscaping works to forecourt.	
HB8670352	Installation of a new internal doorway between 6-10 Cambridge Terrace and 1 Chester Gate at ground floor level.	Granted - 16/02/87
36894 and HB3316	Alterations to the rear of 1-10 Cambridge Terrace to form garage access to 11 car parking spaces - as a revision to the planning permission for part rehabilitation/part redevelopment at 1-10 Cambridge Terrace, 55-81 Albany Street, 1-4 Chester Gate and Cambridge Terrace Mews.	Granted - 20/02/84
HB2943(R3)	Works of alteration, renovation and conversion and extension by the erection of a mansard associated with the provision of basement car parking and conversion to provide 11 residential units at 1-5 Cambridge Terrace.	Granted - 15/06/83
HB2940(R3)	Works of renovation, alteration and extension to 1-2 Chester Gate.	Granted - 15/06/83
34469(R3)	Works including: a) Conversion, alteration and extension to the rear of 1 and 2 Chester Gate to form offices. b) Conversion and alteration of 3 and 4 Chester Gate to form one dwellinghouse, 2 maisonettes, 1 flat and 2 bedsitting rooms. c) Conversion, alteration and extension of 55-81 Albany Street to form one dwellinghouse, 12 maisonettes, 21 flats and 6 bedsitting room units, 2 shop units and basement car parking. d) Conversion, alteration and extension (by erection of a mansard) of 1-5 Cambridge Terrace to form 11 residential units and the formation of part of an underground car park in the basement of 4 and 5. e) Conversion, alteration and extension (by the erection of a mansard) of 6 Cambridge Terrace to form offices and the formation of part of an underground car park in the basement. f) Construction of a new office building at 7-10 Cambridge Terrace incorporating a mansard storey and basement car park. g) Redevelopment of Cambridge Terrace Mews by the erection of 7 3-storey houses.	Granted on 15/06/83

### Proposed Amendments

The proposed non-material alterations to the permitted scheme consist primarily of internal alterations to reconfigure the site thus:

From:

- a. 6-8 Cambridge Terrace.
- b. 9-10 Cambridge Terrace and 1 Chester Gate.

c. 2 Chester Gate.

To:

- a. 6-10 Cambridge Terrace and 1 Chester Gate.
- b. Lower Ground Floor of 9-10 Cambridge Terrace.
- c. 2 Chester gate.

The proposed alterations seek the following changes to the permitted internal layout:

#### **Lower Ground Floor**

- Replacement of a door with a new wall to facilitate a self-contained unit to the rear of 9-10 Cambridge Terrace.

#### **Ground Floor**

- Removal of permitted internal walls to enhance circulation between 8 & 9 Cambridge Terrace.

#### **First Floor**

- Removal of permitted internal walls to enhance circulation between 8 - 10 Cambridge Terrace.

#### **Third Floor**

- Insertion of a partition wall to bedroom 3 in No. 1 Chester Gate.

#### **Design**

As set out above, the proposed alterations are required to facilitate the reconfiguration of the already permitted internal layout of the Site. The proposed changes relate only to the interior of the buildings and are very minor in nature.

#### **Access**

Access to the proposed 6-10 Cambridge Terrace and 1 Chester Gate will be available from the ground floor of No. 6 & No. 7 Cambridge Terrace, No. 10 Cambridge Terrace from Chester Gate and No. 1 Chester Gate.

Access to the proposed lower ground floor unit of no. 9-10 Cambridge Terrace would be available from Chester Gate Mews.

#### **Assessment of Proposals**

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') sets out the statutory duty of decision makers considering applications for listed building consent development. In considering whether to grant listed building consent the decision maker shall:

*"... have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Development plan policy relating to the historic environment generally reflects the statutory provisions of section 16 and 72 of the Act and national policy. The relevant heritage policies contained within the London Plan

(Policy 7.8 Heritage Assets and Archaeology), and Camden Local Plan (Policy D2 Heritage) seek to protect and retain the special interest of heritage assets.

The proposed works will not negatively impact the special character of this grade I listed building. The internal alterations proposed are very minor alterations in nature and sit within a plan form that has undergone significant change already. The alterations will retain the indicative internal party walls and they will not result in a loss of historic fabric within the building. We consider that the proposed internal alterations would preserve the special interest of the listed building and are compliant with relevant statutory and planning policy provisions.

### **Application Material**

The following documents accompany these applications:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) inc. Design and Access Statement prepared by Montagu Evans;
- Application Drawing Schedule prepared by Montagu Evans
- Existing and approved application drawings;
- Proposed Application Drawings prepared by CPC:
  - DWG 639-2.002F – Proposed Lower Ground Floor Plan;
  - DWG 639-2.003E – Proposed Ground Floor Plan;
  - DWG 639-2.004E – Proposed First Floor Plan; and
  - DWG 639-2.006E – Proposed Third Floor Plan.

### **Conclusion**

This application has been submitted online via the planning portal (**PP-06916254**) and a digital version of the submission has been sent to Camden Council Planning and Development Control, marked under the planning portal reference of the submission.

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*

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