

Miss Rebecca Prince
Marek Wojciechowski
First Floor 66-68 Margaret Street
W1W 8SR

Application Ref: **2018/1676/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 **1204**

22 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29 Cumberland Terrace
London
NW1 4HP

Proposal:

Internal alterations including the reconfiguration of modern partition walls, creation of a new opening, new kitchen and bathroom fittings and new joinery.

Drawing Nos: 29 Cumberland Terrace_schedule of works

29 Cumberland Terrace_Planning_Door Schedule

E_01 Existing Ground Floor Plan

P_00 Location Plan (1)

29 Cumberland Terrace_ Photographic Survey

P_01 Demolition and Proposed Ground Floor Plan

P_04 Demolition and Proposed Ground Floor Plan RCP

29 Cumberland Terrace Design and Access Statement

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:
29 Cumberland Terrace_Planning_Door Schedule
E_01 Existing Ground Floor Plan
P_00 Location Plan (1)
29 Cumberland Terrace_ Photographic Survey
P_01 Demolition and Proposed Ground Floor Plan
P_04 Demolition and Proposed Ground Floor Plan RCP
29 Cumberland Terrace Design and Access Statement

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 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.
- 2 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.
- 3 Reason for granting listed building consent:

29 Cumberland Terrace forms part of a Grade I listed monumental palace style terrace of 59 stucco houses by John Nash and J.Thomson, dating from 1827 and situated in the Regent's Park Conservation Area. The building was substantially rebuilt behind the principal West façade following substantial bomb damage during WWII and part of the terrace (including the application property) was subsequently

converted to apartments in the 1960s.

The application seeks to make internal alterations to the property to include the reconfiguration of non-original walls and the replacement of non-original flooring. Because of the substantial post-war rebuilding and subsequent conversion of the building as outlined above, there are no 19th Century features of architectural note within the apartment, including original cornices, skirting boards etc. The rooms have been subdivided and have a cramped appearance with awkward junctions and cut off cornice pieces. The interiors have a very modern appearance with recessed spotlights, false ceilings, modern flooring and false chimneybreast partitions all evident on site. Initial concerns regarding the loss of a chimney breast were resolved following a site inspection; exploratory works showed it to be a modern plasterboard addition which accords with the built out addition shown on the 1960s plans. Original plans of Cumberland and Chester Terrace in the Survey of London also appear to show the chimneybreasts as smaller and in a different location. It was also noted from looking through the planning history that none of the other properties within this specific rebuilt group appear to have a chimneybreast; there have also been openings made to access rooms across the party wall, as proposed in this scheme. The extent of demolition of the wall adjoining the pier closest to the entrance door and subsequent loss of compartmentalisation was considered acceptable in this instance due to the extent of post war rebuilding and the consistent approach taken to other properties within the terrace.

The proposed interventions to the building would not result in the loss of original fabric, nor would they impact on the legibility of the original floorplan. The proposal results in an improvement to the building in terms of the removal of harmful features (including the awkward junctions and cut off cornice pieces).

For the reasons set out above, it is considered that the proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have responded to state that the local authority should determine the application as they see fit and their correspondence has been stamped by the NPCU. The site's planning history has been taken into account in making this decision.

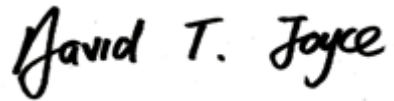
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning