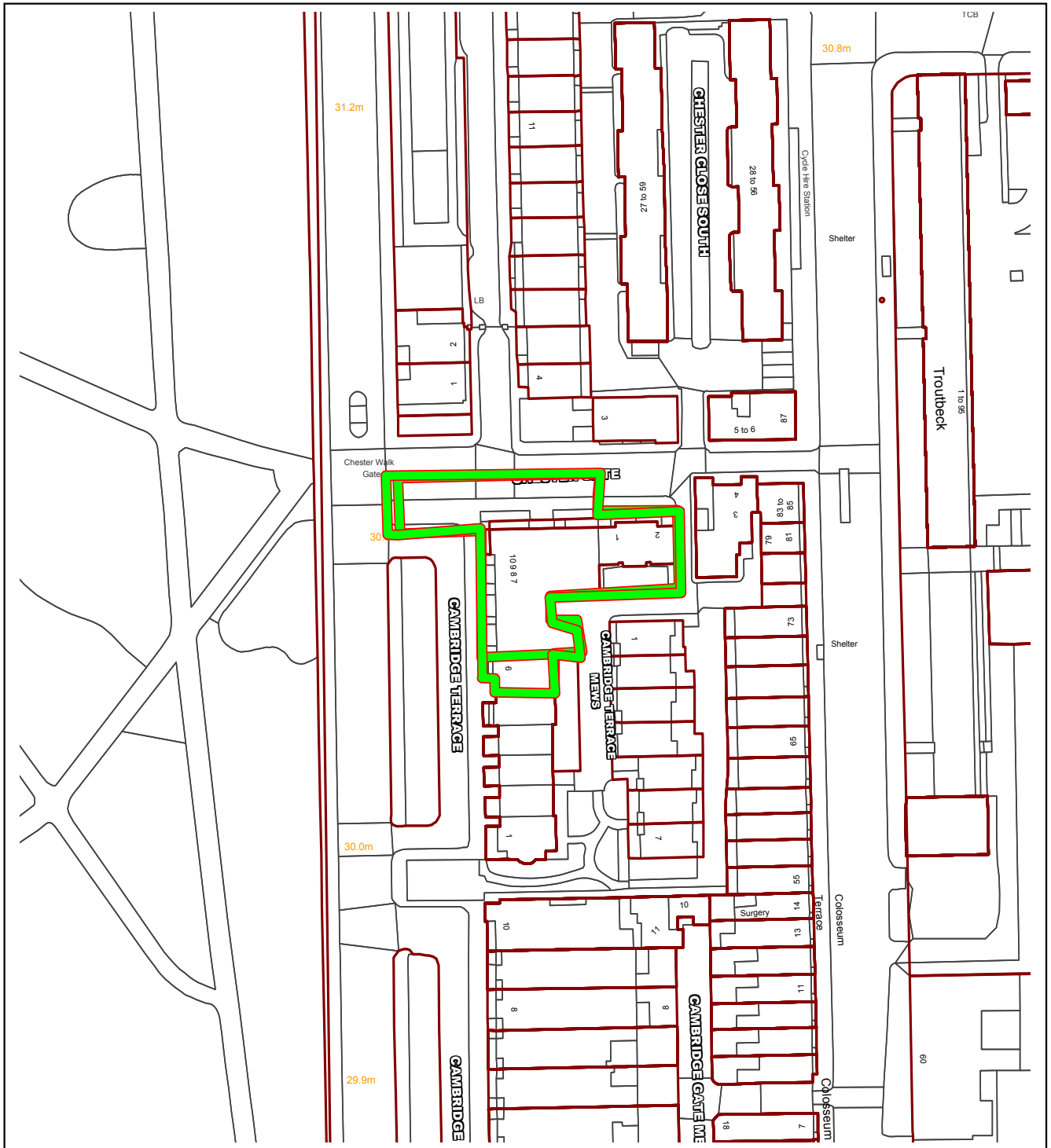


Land at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace, NW1 4JL (2018/0739/P and 2018/1906/L)



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Site photos



Photo1: View from junction of Albany Street looking towards Chester Gate



Photo 2: View from Chester Gate to Albany Street

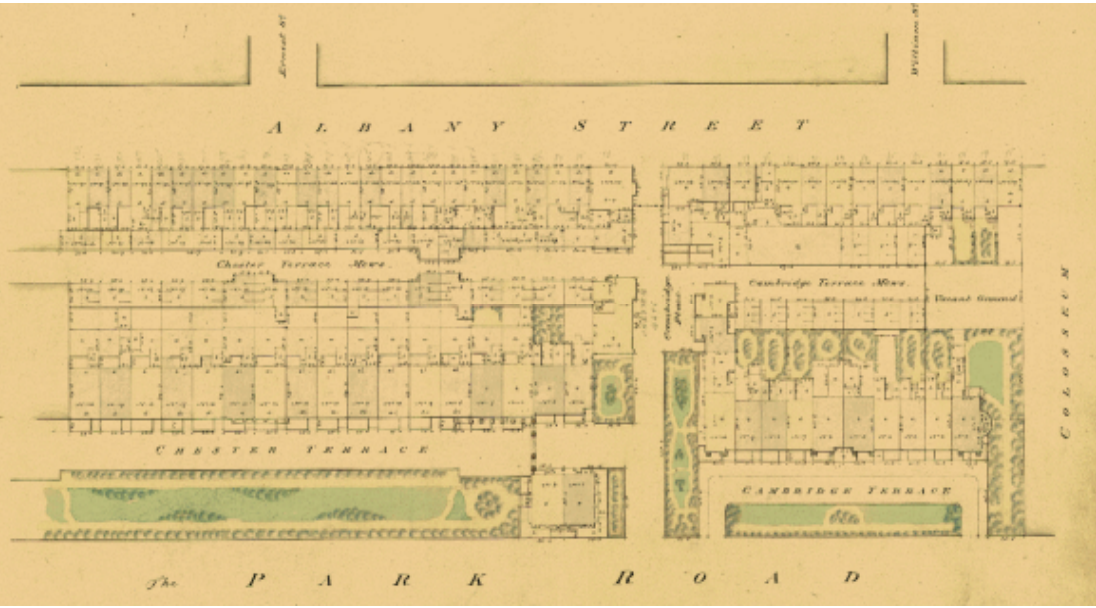


Photo 3: View from Chester Gate towards Outer Circle



Photo 4: View of junction with Chester Gate and Cambridge Terrace (new garden is on this junction)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	(i)19/03/2018 (ii)15/06/2018
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Sofie Fieldsend			i) 2018/0739/P ii) 2018/1906/L	
Application Address			Drawing Numbers	
Land at Chester Gate adjacent to 6-10 Cambridge Terrace London NW1 4JL			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(i) Details pursuant to conditions 3 (Materials) and 4 (Landscaping) of appeal reference APP/X5210/W/16/3162987 (planning ref. 2016/1479/P) dated 19/05/2017 for: 'reinstatement of historic garden on Chester Gate and associated works'.				
(ii) Details pursuant to conditions 3 (Materials) and 4 (Landscaping) of appeal reference APP/X5210/Y/16/3162988 (planning ref. 2016/1776/L) dated 19/05/2017 for: 'reinstatement of historic garden on Chester Gate and associated works'.				
Recommendation(s):		(i) Grant approval of details (ii) Grant approval of details		
Application Type:		(i) Approval of details application (planning permission) (ii) Approval of details application (listed building consent)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>As both applications relate to the approval of details there is not a statutory consultation period.</p> <p>No objections were received</p>					
Primrose Hill CAAC	<p>Primrose Hill objected to both applications on the following grounds:</p> <p>We recognize that this is a submission of details. We object to the provision of a hedge to the inside of the boundary railings. We recognize that this follows an established pattern in recent years, but with the support of the Todd Longstaff-Gowan's report on the Regent's Park landscape strategy, it is time to recognize that these hedges conflict with, and undermine, the fundamental principles of Nash's landscape design. This relied on Picturesque views and glimpses through varied planting. What this meant for this garden is shown clearly in the Mayhew survey of 1834 (below), which shows the boundary planted with shrubs placed informally. This allows privacy without a sense of a 'wall' of planting. This should be an opportunity to re-establish this principle.</p>  <p><i>Officer response:</i></p> <p><i>Primrose CAAC's comments have been relayed to the applicant who did not wish to remove the proposed hedging. The Council's Tree officer considers the CAAC's requirement to be unreasonable given that planning permission is not required to plant or remove a hedge. As such, the addition of a hedge is not considered to constitute a reason for refusal with regard to the discharge of the landscaping condition.</i></p>					

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Site Description

The application site is the land to the north of No. 10 Cambridge Terrace, on the corner of Cambridge Terrace and Chester Gate. The land is owned by the applicant.

Cambridge Terrace is a private road which runs north/south parallel to the Outer Circle (to the east of Regent's Park). Chester Gate runs east/west and links the Outer Circle to Albany Street. The following roads are accessed from Chester Gate: Chester Terrace, Chester Close South and Cambridge Terrace Mews.

Nos. 6-10 Cambridge Terrace and Nos. 1-2 Cambridge Terrace have been combined to form 3x dwellinghouses (pursuant to planning permission 2009/3041/P). The land to the north (the subject of this application) is currently laid with York stone paving, with a metal railing along the centre. Hoarding currently surrounds the buildings, as the redevelopment of the site is still on-going.

Nos. 1-10 Cambridge Terrace are Grade I listed. Nos.1-4 Chester Gate are Grade II listed. Nos. 1-42 Chester Terrace are Grade I listed. The cast iron railings attached to Nos. 1-10 Cambridge Terrace are Grade I listed. The cast iron railings attached to the forecourt of Nos. 1-10 Cambridge Terrace are Grade II listed. Four lampposts on Cambridge Terrace are Grade II listed.

Regent's Park is a Grade I registered Park and Garden and the site is within the Regent's Park Conservation Area.

Relevant Planning History

2018/1945/L - Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor to facilitate an ancillary self-contained unit to the rear of 9-10 Cambridge Terrace; removal of permitted internal walls at ground and first floors between 8 & 9 Cambridge Terrace and; insertion of a partition wall to bedroom 3 in No. 1 Chester Gate. – **Pending decision.**

2018/0194/P - Variation of condition 2 (approved plans) and condition 7 (parking provision) of planning permission reference 2016/1479/P (appeal allowed APP/X5210/W/16/3162987 dated 19/05/2017, for reinstatement of historic garden on Chester Gate and associated works), namely to alter details on the approved plans to reflect ownership of on-street parking bays. – **Resolved to grant subject to S106 agreement**

2016/1479/P - Reinstatement of historic garden on Chester Gate, and associated works – **Granted at appeal 4/5/2017.**

2016/1776/L - Various works relating to reinstatement of historic garden on Chester Gate, including repositioning of railings and lamp posts, and associated works – **Granted at appeal 4/5/2017.**

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.**

2015/6549/L - Various internal layout changes and external changes at roof level to reduce size of rooflights – **Granted 30/03/2016.**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Development Framework

Core Strategy

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Regent's Park Conservation Area Statement (July 2011)

Assessment

1. The proposal

1.1. Both applications seek to discharge condition 3 and 4 and the wording of both sets of conditions are the same.

1.2. The full impact of the original scheme has already been assessed by appeal reference APP/X5210/W/16/3162987 (planning ref. 2016/1479/P) dated 19/05/2017. This application concerns only the approval of details.

1.3. Condition 3 states

'Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details of all building materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Drawings at 1:10 of new railings.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.'

1.4. Condition 4 states

'No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which

contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies'

2. Revisions

2.1. The following revisions were received during the course of the application:

- Additional sections and elevations of the proposed railings and drawings showing how the new railings would connect together

3. Condition 3

3.1. The application site is located within the Regent's Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the application building is Grade I listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

3.2. The applicant has provided the manufacturer's specification details of all building materials and scaled drawings at 1:10 of the new railings. The railings will measure 1.6m in height and be constructed of cast iron with 1.7m high posts to match the original. Revised drawings have been provided during the lifetime of this application to show how much of the original railings are to be retained and how they will be joined to the proposed new railings. The Council's Conservation Officer has assessed the submitted details sufficient and it is considered that the proposal would safeguard the appearance of the premises and the character of the immediate area.

3.3. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. These were the policies referenced in the 'reason' for condition 3 (as set out above) and therefore, for the purposes of this decision, the details are assessed against these policies.

4. Condition 4

4.1. The Primrose CAAC has objected to the planting of hedging inside the boundary railings of the new garden. Their comments have been relayed to the applicant who did not wish to remove the proposed hedging. The Council's Tree officer considers the CAAC's requirement to be unreasonable given that planning permission is not required to plant or remove a hedge. As such, the addition of a hedge is not considered to constitute a reason for refusal with regard to the discharge of the landscaping condition.

4.2. The Council's Tree Officer has assessed the other details provided for the soft and hard landscaping of the development and it is considered to be of high quality, suitable for the site and to enhance the biodiversity of the site. It is considered that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area. The landscaping details are therefore acceptable and this condition can be approved.

4.3. This condition is in accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. These were the policies referenced in the 'reason' for condition 4 (as set out above) and therefore, for the purposes of this decision, the details are assessed against these policies.

5. Conclusion

5.1. The details submitted have been assessed by the Council's Conservation and Tree Officers who have found the information to be acceptable.

5.2. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings or streetscene, on the listed buildings or their setting, on the character of the conservation area or on neighbouring amenity.

5.3. As such, the submitted details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

6. Recommendation:

- i) 2018/0739/P – Grant approval of details
- ii) 2018/1906/L – Grant approval of details

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th June 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/0739/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 18 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land at Chester Gate adjacent to 6-10 Cambridge Terrace
London
NW1 4JL

DECISION

Proposal:

Details pursuant to conditions 3 (Materials) and 4 (Landscaping) of appeal reference APP/X5210/W/16/3162987 (planning ref. 2016/1479/P) dated 19/05/2017 for: 'reinstatement of historic garden on Chester Gate and associated works'.

Drawing Nos: 622.02 (SC) 002 Rev.4, 622.02 (SC) 003 Rev.4, 622.04 (SC) 002 Rev.2, 622.02 (SC) 005 Rev.1, 622.02 (SC) 006 Rev.1, 622.02 (SC) 007 Rev.1, 622.02 (SC) 008 Rev.1, 622.02 (SC) 009 Rev.1, 622.02 (DP) 013 Rev.3 (dated 11.5.18), 622.02 (DP) 009 Rev.2, 622.02 (DP) 010 Rev.2, 622.02 (DP) 011 Rev.2, 622.02 (DP) 012 Rev.1, 622.02 (CD) 002 Rev.3, 622.02 (DP) 003 Rev.3, 622.02 (DP) 004 Rev.2, 622.02 (DP) 005 Rev.2, 622.02 (DP) 006 Rev.2, 622.02 (MP) 001 Rev.2, 622.02 (MP) 003 Rev.3, 622.02 (MP) 004 Rev.2, 622.02 (MP) 005 Rev.2, 622.02 (MP) 006 Rev.2, 622.02 (MP) 007 Rev.2, 622.02 (MP) 008 Rev.2;

Listed structure plan by Moxley Architects Ltd (dated January 2013), 622.02 (DN) 002 Project Quad Chester Gate landscape specification (dated 12th January 2018) and Project Quad: Chester Gate planting palette 622.01 (RP) 008 (dated January 2018).

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 You are advised that all conditions relating to appeal reference APP/X5210/W/16/3162987 (planning ref. 2016/1479/P) dated 19/05/2017 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

DRAFT

DECISION

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/1906/L**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

18 June 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**Land at Chester Gate adjacent to 6-10 Cambridge Terrace
London
NW1 4JL**

DECISION

Proposal:

Details pursuant to conditions 3 (Materials) and 4 (Landscaping) of appeal reference APP/X5210/Y/16/3162988 (planning ref. 2016/1776/L) dated 19/05/2017 for: 'reinstatement of historic garden on Chester Gate and associated works'.

Drawing Nos: 622.02 (SC) 002 Rev.4, 622.02 (SC) 003 Rev.4, 622.04 (SC) 002 Rev.2, 622.02 (SC) 005 Rev.1, 622.02 (SC) 006 Rev.1, 622.02 (SC) 007 Rev.1, 622.02 (SC) 008 Rev.1, 622.02 (SC) 009 Rev.1, 622.02 (DP) 013 Rev.3 (dated 11.5.18), 622.02 (DP) 009 Rev.2, 622.02 (DP) 010 Rev.2, 622.02 (DP) 011 Rev.2, 622.02 (DP) 012 Rev.1, 622.02 (CD) 002 Rev.3, 622.02 (DP) 003 Rev.3, 622.02 (DP) 004 Rev.2, 622.02 (DP) 005 Rev.2, 622.02 (DP) 006 Rev.2, 622.02 (MP) 001 Rev.2, 622.02 (MP) 003 Rev.3, 622.02 (MP) 004 Rev.2, 622.02 (MP) 005 Rev.2, 622.02 (MP) 006 Rev.2, 622.02 (MP) 007 Rev.2, 622.02 (MP) 008 Rev.2;

Listed structure plan by Moxley Architects Ltd (dated January 2013), 622.02 (DN) 002 Project Quad Chester Gate landscape specification (dated 12th January 2018) and Project Quad: Chester Gate planting palette 622.01 (RP) 008 (dated January 2018).

Executive Director Supporting Communities



The Council has considered your application and decided to grant approval.

Informative(s):

- 1 You are advised that all conditions relating to appeal reference APP/X5210/Y/16/3162988 (planning ref. 2016/1776/L) dated 19/05/2017 which need details to be submitted, have been approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION