

Mr David Quigley  
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Application Ref: **2018/2527/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974 **5648**

2 August 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2**  
**5 Cambridge Gate**  
**London**  
**NW1 4JX**

Proposal:

Internal alterations including the raising of existing door openings and replacement of non-original door, the formation of a new partition wall, the formation of new opening in existing partition wall and the like-for-like replacement of window steps.

Drawing Nos: Application form, CG-PL-200-Existing Plan, CG-PL-00 - Location Plan, Heritage and Design and Access Statement, CG-PL-208-Window Step Detail, CG-PL-207-Elevation E-Existing-Proposed, CG-PL-205-Section-ElevationC-Existing-Proposed(1), CG-PL-204-Section-Elevation B-Existing-Proposed, CG-PL-203-Elevation A-Proposed, CG-PL-202-Elevation A-Existing, CG-PL-201-Proposed Plan (1).

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: Application form, CG-PL-200-Existing Plan, CG-PL-00 - Location Plan, Heritage and Design and Access Statement, CG-PL-208-Window Step Detail, CG-PL-207-Elevation E-Existing-Proposed, CG-PL-205-Section-ElevationC-Existing-Proposed(1), CG-PL-204-Section-Elevation B-Existing-Proposed, CG-PL-203-Elevation A-Proposed, CG-PL-202-Elevation A-Existing, CG-PL-201-Proposed Plan (1).

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 5 Cambridge Gate is a grade II listed building designed by T Archer and A Green and built in 1875-77. The building is built from bath stone with a slate mansard roof and set over four floors with basement and attic storeys. The building has been divided into flats. The current proposals relate to flat 2 which is situated on the first floor.

The proposals relate to various alterations to door heights and openings within the apartment. The alterations affect either new partitions or non original openings. No historic fabric is lost and all 'making good' will match in both materiality and in detail. The window steps match those in the adjacent reception room and appear to be an historic architectural detail.

As a result, the proposed works do not harm the special historical and architectural significance of the building.

The application has not been advertised in the press and by means of a site notice as the works affect only the internal parts of the building. 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

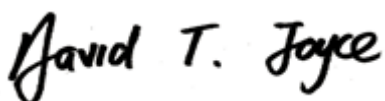
Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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