

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

Application Ref: **2017/5982/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:
31 & 38 Cumberland Terrace
London
NW1 4HP

Proposal: Internal alterations including removal & reconfiguration of partition walls, provision of door openings and removal of fireplace in connection with conversion of 1 x 2 bed and 1 x 3 bed flats into 1 x 3 bed flat at first floor.

Drawing Nos: Design, Access & Heritage Statement prepared by Phillips Planning Services Ltd dated October 2017.

Engineering Statement prepared by Price & Myers dated October 2017.

LP.01, SP.01, EX.01, EX.02, WD.01 Rev A, WD.02 Rev A, WD.03 Rev A, WD.04, DE.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.
Engineering Statement prepared by Price & Myers dated October 2017.
LP.01, SP.01, EX.01, EX.02, WD.01 Rev A, WD.02 Rev A, WD.03 Rev A, WD.04, DE.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 application building is designated as a Grade I listed building in the Regent's Park Conservation Area.

The proposed internal works include the following:

- Removal of the modern partitions within the existing front bedroom, and between the front and rear rooms within No.38 to reinstate / re-proportion these rooms.
- The provision of a single door width opening between No.31 and No.38 as shown on the plans.
- The provision of a single door width opening between the current dining room and bedroom within No.38.
- Removal of modern fireplace and creation of arched opening.
- Removal and reconfiguration of modern partitions within the rear bedroom area within No. 38.

These internal works have been reviewed by a Conservation Officer and they are considered to be acceptable. The proposal was revised to address concerns raised by the Conservation Officer and previous pre-application advice. The only remaining historic fabric appears to be the party walls, which are now each only breached by one doorway, the two breaches will take the form of jib doors, which is considered appropriate. The other partition alterations only affect modern fabric and would help to return the site to its original plan form.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 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.

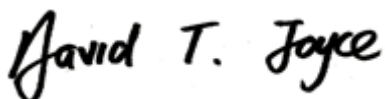
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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.
- 3 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