

Application ref: 2019/1326/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 23 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Kerr Parker Associates
The Granary
Coppid Hall
North Stifford
RM16 5UE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2-3
10 Cambridge Gate
London
NW1 4JX

Proposal:

Minor amendments to Listed Building approval ref 2018/4209/L.

Drawing Nos: K1712.01A

K1712.02A
K1712.03A
K1712.04B
K1712.05B
K1712.08B
K1712.09B
K1712.10B
K1712.11B
K1712.12B
K1712.14A
K1712.15A
K1712.20A
K1712.21A
K1712.22A

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: K1712.01A

K1712.02A

K1712.03A

K1712.04B

K1712.05B

K1712.08B

K1712.09B

K1712.10B

K1712.11B

K1712.12B

K1712.14A

K1712.15A

K1712.20A

K1712.21A

K1712.22A

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 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).
- 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.

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Reason for granting listed building consent : The building forms a terrace of 10 houses constructed in 1875-77 by T Archer and A Green. Built from Bath Stone, the building is set over 4 storeys with attics and basements, thus creating a 7 storey building overall. Canted bay windows rise through the lower three storeys with bracketed cornices and central pediments. Most buildings in the terrace have been converted into separate apartments, including no. 10. Flats 2 and 3 have been converted to form one flat. The conversion has been relatively insensitive, all skirting, cornicing and doors have been lost, the plan form has also been disrupted in the rear parts of the building. However, of some significance is the principal room and the windows. The site is located within the Regents Park Conservation Area and the whole terrace is Grade II listed.

The application seeks to make small changes following application refs 2018/3335/P and 2018/4209/L and include the minor modification of modern partitions and changing the glass balustrade guarding the staircase to traditional balusters and a handrail. The works are very minor and do not harm the legibility of the historic floorplan or result in the loss of historic fabric.

The proposed works will not harm the special interest of the grade-II-listed building.

The application is for internal works to a Grade II listed building, therefore a public consultation was not required. 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer