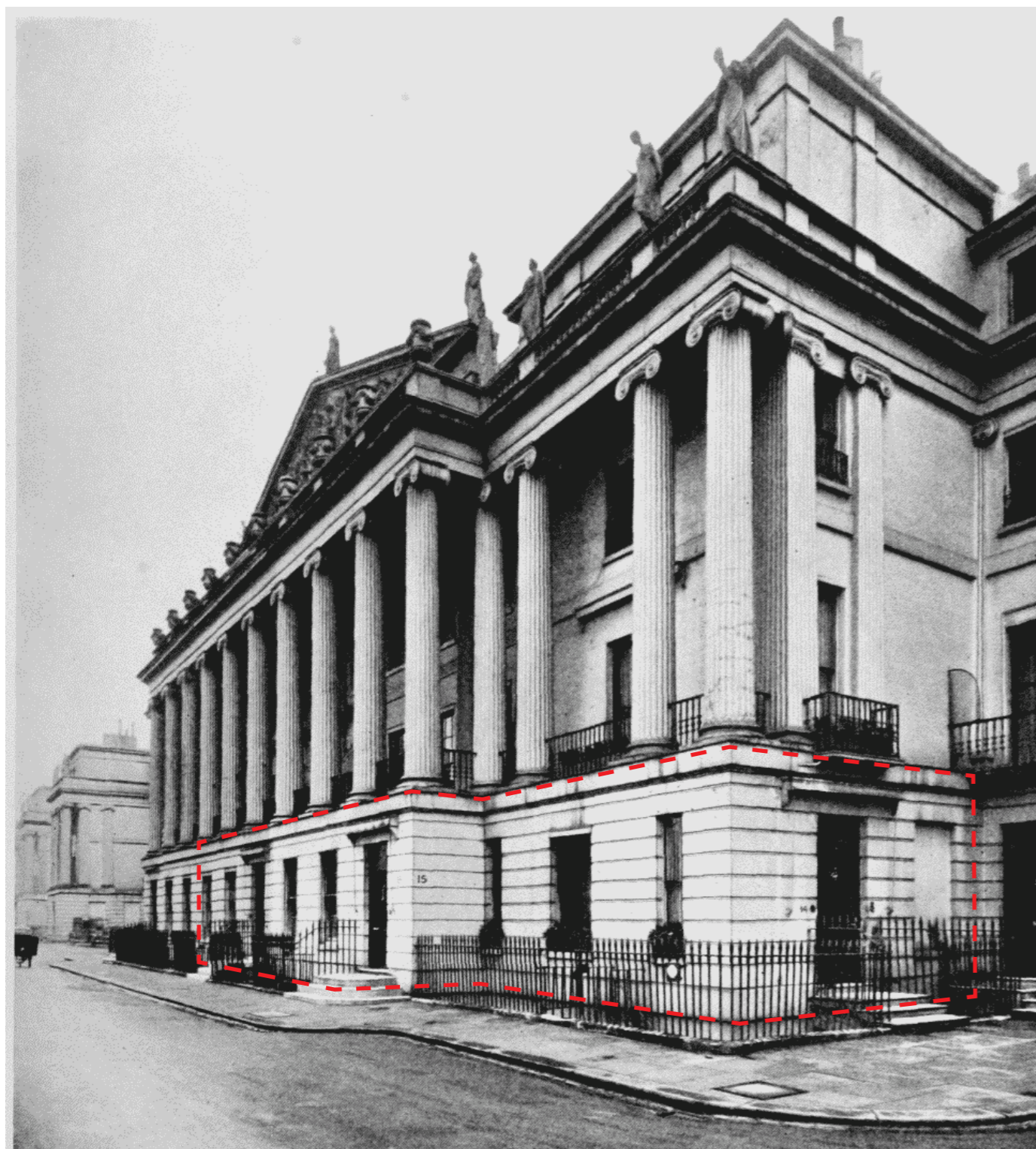




SECTION TWO:

PLANNING POLICY & PRE-APPLICATION ADVICE





Cumberland Terrace looking north
Historic Photograph (1938)

2.1 PLANNING POLICY

i. National Planning Policy Framework (NPPF)

Paragraph 17 of the NPPF sets out a number of Core Planning Principles. It states that the Planning System should seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Section 12 of the NPPF considers the Historic Environment. It advises that:

- Applicants should describe the significance of any heritage asset which may be affected by development proposals – the level of detail should be proportionate to the assets importance. (Paragraph 128)
- Great weight should be placed on the conservation of a heritage asset. The more important the asset the greater the weight should be. (Paragraph 132)
- Substantial harm to or loss of a grade II listed building should only be allowed in exceptional circumstances. (Paragraph 132)
- Permission should be refused where there would be substantial harm to or total loss of a designated heritage asset unless there would be substantial public benefits (Paragraph 133)
- If there would be some harm to the significance of a designated heritage asset but this would be less than substantial this should be weighed against the public benefits of a proposal including securing its optimum viable use. (Paragraph 134)

ii. Camden Council Development Plan

Policy D2 Heritage states that Camden Council will seek to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their setting. In terms of Listed Buildings and designated heritage assets, D2 confirms that:

"The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *the nature of the heritage asset prevents all reasonable uses of the site;*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm."

iii. The proposals accord with the guidelines provided in Section 12 of the NPPF and D2 of the Local Plan.

iv. Careful consideration has been given to the design of the proposal to this heritage asset, particularly in terms of its impact on the listed property and on the wider Regent's Park Conservation Area.

v. In light of the above, we believe that the proposals outlined in this document are not contentious (in principle) in planning or heritage terms. "Section Two" of this report covers the proposed design changes related to the proposed redevelopment.



2.3 PRE-APPLICATION ADVICE & RESPONSE

i. On 31.01.2018, Marek Wojciechowski Architects submitted a pre-planning document to the London Borough of Camden Council for pre-application advice on the works proposed. On 05.03.2018 Camden's Design & Conservation Officer, Elizabeth Martin, issued a written response to this submission (Ref. 2018/0597/PRE), whose comments have been addressed in the development of this detailed Listed Building Application.

ii. The pre-application response is outlined below, identifying the main Planning Officer's comments (*italicised*) and associated design responses (in blue).

2.31 Internal Alterations: General Comments

iii. *"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."*

Noted. The proposed works look to reinstate the grand appearance of the Grade I listed terrace by removing unsympathetic modern alterations and replacement with traditionally detailed cornicing and skirtings, joinery, doors and finishes more in keeping with the character of the listed building.

iv. *"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."*

Noted. The proposed works look to reintroduce the original scale of the principal rooms by raising false ceilings and replacing hardwood doors and frames, whilst incorporating decorative plaster cornicing, new skirtings, new lighting and more appropriately scaled and detailed joinery.

v. *"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."*

Noted. The proposed internal alterations seek to preserve elements of the layout considered to contribute to the special interest of the listed building, by reinstating full width rooms to the front of the property. The proposed new and enlarged openings through the original party wall, linking the existing principal reception room and dining room, have been designed to help recreate a more stately and impressive spatial character.

vi. *For the reasons set out above however, it is my view that the principle of the proposed works is acceptable and would serve to preserve the special interest of the listed building.*

Noted. The proposals outlined in this Listed Building Application are in keeping with proposals presented as part of the pre-planning application.

2.32 Additional Information Required

vii. *"A schedule of works should be submitted with the listed building consent application, including details on the method for replacement of non-original ceilings. Information should also be submitted on the appearance of replacement flooring, cornices, skirting boards and new internal doors where proposed."*

Noted. The relevant information has been submitted as part of this Listed Building Application. Please refer to the Appendix.





SECTION THREE:

DESIGN STRATEGY & CONCLUSION



3.1 DESIGN PROPOSALS

i. General Strategy

There are no proposed external modifications associated with this application.

The principle of the development is to internally refurbish and rejuvenate the Grade I listed building, to provide an exemplary high quality residential development in keeping with the character of this heritage asset and the wider Regent's Park Conservation Area. The scheme was designed following an in-depth site and historical analysis with consideration of local planning guidance and relevant policies.

The scheme was then further developed in accordance with pre-application advice received from the Local Authority following a pre-planning submission (Ref. 2018/0597/PRE; Case Officer: Elizabeth Martin), as described in the previous section. All proposed works are described in full in the drawings and documents submitted as part of this Listed Building Application and are summarised below.

ii. Access

External access to the apartment is via a ground floor entrance leading to communal lifts and stairs serving a number of apartments. Access to this apartment is provided by the existing entrance door from the common parts. It is not intended to vary these existing access arrangements in any way.

iii. Internal modifications

Internal alterations aim to remove insensitive modern alterations and restore the historic value of the property, whilst making it suitable for the needs of the current owner.

Doors

Non-original internal doors and architraves are to be removed and replaced with traditionally detailed hardwood 2-panel doors. Refer to the Door Schedule for more information.

Windows

The only works proposed to the existing windows are to redecorate internally where required.

Flooring

The non-original flooring will be removed and replaced with hardwood, carpet and natural stone flooring, as described in the submitted drawings.

Cornices & Skirting

All existing cornices and skirting are non-original and are to be removed and replaced with a design more in keeping with the character of the property. Refer to Schedule of Proposed Works for more information.

Ceilings

The non-original ceilings are to be removed and replaced. Where possible, a recessed ceiling coffer detail will be incorporated to increase floor to ceiling heights, whilst accommodating the existing structure.

Sanitaryware

All sanitaryware fittings are non-original and will be removed and replaced with new fittings to a high quality finish.

Minor demolition works

The opening up of structural walls is limited. An existing opening within the party wall is to be enlarged, with a downstand retained above to reinstate decorative plaster cornicing.

A small opening in the party wall between the master bedroom and existing study will be created to improve the circulation. The opening will be made with a downstand retained above to reinstate decorative plaster cornicing.

The openings within the party walls have been designed to recreate an impressive spatial character by sensitively interlinking the principal rooms.

The non-original, non-load-bearing partitions between the existing living room, bathroom and study are to be removed, to reinstate the full width rooms to the front of the property.

iv. Form & Materials

Unless otherwise stated, materials used will be sympathetic to the character of the listed building. New additions will be high quality and traditionally detailed to match.

All new internal partitions will be lightweight plasterboard stud walls, capable of later removal if required without damaging the existing fabric of the listed building.

v. Expertise Consulted

The advice of Structural Engineer, Adrian Tucker, of Alan Baxter, has been sought with regard to confirming structural elements and which are load bearing walls. This information is reflected on the drawings.

An Approved Inspector has been engaged to deal with any issues that relate to all applicable fire and building regulations.



'The Site'
29 Cumberland Terrace



29 Cumberland Terrace
Front Street View

3.3 DESIGN CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policies. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to sensitively refurbish and reconfigure this single-family dwelling to meet the needs of the current owners, whilst preserving the character of the heritage asset and Regent's Park Conservation Area.

