

Application ref: 2019/3646/L  
Contact: Ben Farrant  
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Date: 16 August 2019

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Haig CM Limited  
Unit D  
15 Bell Yard Mews  
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SE1 3TY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

Internal alterations comprising a complete strip-out of furnishings, carpets, timber flooring, joinery items, kitchen, bathroom and plasterboard ceilings (Retrospective).

Drawing Nos: Location Plan, Existing Floor Plan (unnumbered), Design and Access Statement Rev A by Wow dated 06/08/2019 & Room Schedule of Completed Strip Out Works ref: HCM/02 by Wow dated July 2019.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Existing Floor Plan (unnumbered), Design and Access Statement Rev A by Wow dated 06/08/2019 & Room Schedule of Completed Strip Out Works ref: HCM/02 by Wow dated July 2019.

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.

- 2 Notwithstanding the details on the approved drawings, this decision does not allow any demolition or removal of historic fabric, including timber, masonry or stone. Should historic fabric be uncovered during the course of the works, work should cease in the relevant area and the local planning authority contacted with a view to visiting site and agreeing an appropriate design solution.

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 consent-

Historically, the western end of Cambridge Terrace and 10 Cambridge Gate had suffered extensive bomb damage in the War and large parts, particularly at the rear, had been reconstructed in 1956. Floors were strengthened, new steel beams installed and new masonry partitions were located on existing and new steelwork to provide an altered plan form layout.

Retrospective consent is sought for the strip out of furnishings, carpets, timber flooring, joinery items, kitchen, bathroom and plasterboard ceilings. The Design and Access Statement submitted states that Flat 5 has undergone several modifications and reconfigurations in the past. The last iteration of the apartment was completed in 1995 (with some further modifications thereafter). All of the materials removed as part of the strip out were modern materials installed as part of the 1995 fit out.

The interior of Flat 5 had been completely remodelled in the recent past. The original plan form is heavily modified and the whole interior had been decorated in a historically inappropriate manner. Virtually only the front and side elevations along with the fine stair cases and the roof of the whole terrace are considered to be original fabric.

The pre-existing interior is considered to be inappropriate to the original historic character of the building. The removal of this interior would not result in further harm to the listed building and there has been no loss of historic fabric. The complete strip out of the flat as presented is considered to be acceptable on this basis. Thus it is considered the works are not harmful to the character, appearance or historic interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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 policy D2 of

the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

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