

Application ref: 2019/2190/L  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 16 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Haig CM Ltd  
Unit D, 15 Bell Yard Mews  
London  
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:

Installation of 3 air-conditioning condenser units on the roof with associated acoustic enclosure; installation of boiler flue and air intake cowls at roof level; internal alterations including flooring, coving and ceilings, windows, internal walls, and wall panelling.

Drawing Nos: 531-M-1400\_Rev.02, 531-M-1410\_Rev.02, HLR-CD-I-501A, HLR-CD-I-501B, HLR-CD-I-502A, HLR-CD-I-502B, HLR-CD-I-503A, HLR-CD-I-503B, HLR-CD-I-504A, HLR-CD-I-504A, HLR-CD-I-510, HLR-CD-I-511, HLR-CD-I-520, HLR-CD-I-521, HLR-CD-I-522A, HLR-CD-I-522B, HLR-CD-I-522C, HLR-CD-I-523, HLR-CD-I-524, HLR-CD-I-525, HLR-CD-I-526, HLR-CD-I-527, HLR-CD-I-528A, HLR-CD-I-528B, HLR-CD-I-E1-REV1, HLR-CD-I-E2-REV1, HLR-CD-I-E3-REV2, HLR-CD-I-E4-REV2, HLR-CD-I-E5-REV1, HLR-CD-I-E6-REV1, HLR-CD-I-E7-REV2, HLR-CD-I-E8-REV1, HLR-CD-I-RCP-REV1, L418/0551/P/0001, L4180551P0002a, Location Plan, Master Finish Schedule by Wow, Amended Heritage Statement (unnumbered) by KM Heritage dated July 2019, Annotated Changes Schedule Ref: HCM/01 by Haig dated June 2019, Concept Design by Wow dated December 2018, Design and Access Statement (unnumbered) by Wow dated 15/07/2019, Mechanical Equipment Schedule by /Integration dated 01/02/2019, & Noise Impact Assessment Ref: 18343.PCR.02 by KP Acoustics dated 13/06/2019.

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

Conditions And Reasons:

- 1 The 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: 531-M-1400\_Rev.02, 531-M-1410\_Rev.02, HLR-CD-I-501A, HLR-CD-I-501B, HLR-CD-I-502A, HLR-CD-I-502B, HLR-CD-I-503A, HLR-CD-I-503B, HLR-CD-I-504A, HLR-CD-I-504A, HLR-CD-I-510, HLR-CD-I-511, HLR-CD-I-520, HLR-CD-I-521, HLR-CD-I-522A, HLR-CD-I-522B, HLR-CD-I-522C, HLR-CD-I-523, HLR-CD-I-524, HLR-CD-I-525, HLR-CD-I-526, HLR-CD-I-527, HLR-CD-I-528A, HLR-CD-I-528B, HLR-CD-I-E1-REV1, HLR-CD-I-E2-REV1, HLR-CD-I-E3-REV2, HLR-CD-I-E4-REV2, HLR-CD-I-E5-REV1, HLR-CD-I-E6-REV1, HLR-CD-I-E7-REV2, HLR-CD-I-E8-REV1, HLR-CD-I-RCP-REV1, L418/0551/P/0001, L4180551P0002a, Location Plan, Master Finish Schedule by Wow, Amended Heritage Statement (unnumbered) by KM Heritage dated July 2019, Annotated Changes Schedule Ref: HCM/01 by Haig dated June 2019, Concept Design by Wow dated December 2018, Design and Access Statement (unnumbered) by Wow dated 15/07/2019, Mechanical Equipment Schedule by /ntegration dated 01/02/2019, & Noise Impact Assessment Ref: 18343.PCR.02 by KP Acoustics dated 13/06/2019.

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.

- 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.

- 4 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.

- 5 Notwithstanding the details shown on the approved drawings, the skirting hereby approved shall be constructed in timber (not marble), unless otherwise

agreed to in writing by the local planning authority.

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 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.
- 2 Reasons for granting consent-

The application proposes the installation of 1 air-conditioning unit plus retention of 2 existing ones, and an acoustic enclosure to the rear flat roof. In determining this application, it is noted that 2 air-conditioning units and an acoustic enclosure were previously approved in this location (refs 2018/3335/P & 2018/4209/L dated 27/11/2018). This current scheme involves an acoustic enclosure of largely similar dimensions but 100mm wider and 100mm longer than previously approved. The height of the unit has been shown as 1.1m, the same as previously approved, although the plans note that this is to be confirmed. For the avoidance of doubt, a condition has been attached to show that notwithstanding the details shown on the plans, the proposed enclosure shall be 1.1m in height. The proposal will result in a total of three a/c units.

Due to the relatively small size of the addition, the setbacks from the external elevations of the building, and the partial screening by the existing parapet, the proposed acoustic enclosure at this height would not appear unduly prominent in the context of the host building. The proposal would not be visible from the street and private views would be limited. The revised proposed enclosure would appear as a modest addition to the terrace at roof level, and is considered not to be harmful to the character, appearance or historic interest of the listed building or the setting of the terrace of adjoining listed properties.

Similarly the proposed boiler flue, fresh air intake and associated cowls at roof level are considered to be minor alterations to the property which would not be immediately prominent in views and would not serve to detract from the character, interest or historic importance of the host building or adjoining listed terrace.

Internal alterations are proposed to remove and replace large elements of the flooring, coving and ceilings, windows, internal walls, and wall panelling. 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. According to the Heritage Statement dated July 2019, 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. The interior of Flat 5 had been completely remodelled in the recent past, the most recent alterations having occurred in 2014. 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 staircases and the roof of the whole terrace are considered to be original fabric.

This scheme seeks to remove the previous modifications and introduce a more appropriate interior design in keeping with the original historic character of the building. Some reorganising of the layout is involved; however the original floor plan is so compromised that these changes are not considered to cause further harm. The replacement of the existing non-original cornices, parquet flooring, fireplace insert and applied mouldings from the walls and doors will be a welcome enhancement. There is no loss of historic fabric involved and the scheme in principle is considered to be positive in terms of re-establishing a more appropriate interior to this part of the listed building. 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.

- 3 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.

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



Daniel Pope  
Chief Planning Officer