

Application ref: 2019/5782/L
Contact: Kate Henry
Tel: 020 7974 3794
Date: 10 January 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6-10 Cambridge Terrace and 1-2 Chester Gate
London
NW1 4JL

Proposal: Alterations to permitted internal layout (retrospective)

Drawing Nos: 639-1.001; 639-1.003; 6392-2.920; 639-2.008 Rev D; 639-2.009 Rev A;
639-3.001 Rev C; 639-3.002 Rev B; 639-3.005 Rev B; 639-3.006 Rev B; 639-3.007
Rev B; 639-4.001 Rev C; 639-4.002 Rev C; 639-4.003 Rev B; 639-4.004 Rev B; 639-
2.001 Rev H; 639-2.002 Rev H; 639-2.003 Rev H; 639-2.004 Rev H; 639-2.005 Rev H;
639-2.006 Rev H; 639-2.007 Rev H.

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: 639-1.001; 639-1.003; 6392-2.920; 639-2.008 Rev D; 639-2.009 Rev A; 639-3.001 Rev C; 639-3.002 Rev B; 639-3.005 Rev B; 639-3.006 Rev B; 639-3.007 Rev B; 639-4.001 Rev C; 639-4.002 Rev C; 639-4.003 Rev B; 639-4.004 Rev B; 639-2.001 Rev H; 639-2.002 Rev H; 639-2.003 Rev H; 639-2.004 Rev H; 639-2.005 Rev H; 639-2.006 Rev H; 639-2.007 Rev H.

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 is sought to make a number of small changes to the internal layout of the host building. The changes have already been carried out and relate to the (previously approved) reconfiguration of the different dwellings at the overall site.

The proposed changes include a revised layout to the changing rooms, steam room and sauna at basement level and the removal of an internal partition within the basement bike store; the insertion of a partition wall between a plant room and riser at lower ground floor; a revision to the doors at No. 10 Cambridge Terrace; revised column positioning in a first floor reception room; the omission of a central joinery unit in a dressing room at second floor; omission of an access door between a riser and a bedroom, and a reconfiguration of the layout at third floor. The proposed changes do not affect the external appearance of the building.

Cambridge Terrace and Chester Gate are Grade I and Grade II listed respectively due to their association with John Nash. Extensive war damage was experienced by this area of Regents Park and as a result sections of the various terraces (including Nos 7-10 Cambridge Terrace) required reconstruction in the decades after WWII.

Previous consent has been granted to facilitate the reconfiguration of the layout of 6-10 Cambridge Terrace and 1-2 Chester Gate. The current application is for retrospective permission for minor changes. The proposed work is considered to have a neutral impact on the significance of the architectural and historic interest of the buildings and the development is considered acceptable.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 provisions of 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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