

Anthony Brogan  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2019/5808/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **3794**

10 January 2020

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

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

Proposal: Internal alterations at basement, lower ground, ground, 1st, 2nd and 3rd floor levels, as approved under planning permission 2009/3041/P, dated 07/09/2010 (as amended by planning permission 2015/1340/P, dated 23/11/2015; 2015/1778/P, dated 10/04/2015; 2015/6946/P, dated 14/01/2016; 2016/5891/P, dated 10/11/2016; 2017/3570/P, dated 28/09/2018; 2018/2291/P, dated 11/07/2018)

Drawing Nos:

Superseded:

639-2.001 Rev C; 639-2.002 Rev E; 639-2.003 Rev D; 639-2.004 Rev D; 639-2.005 Rev E; 639-2.006 Rev D; 639-2.007 Rev E

Proposed:

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 confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition No. 8 of planning permission



2009/3041/P, dated 07/09/2010 (as amended) shall be replaced with the following condition:

#### REPLACEMENT CONDITION 8

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: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

##### 1 Reasons for granting

This application seeks to make changes to planning permission reference 2009/3041/P, dated 07/09/2010, which has already been amended a number of times (please refer to the description of development). The proposed changes (which have been carried out) affect the basement, lower ground, ground, 1st, 2nd and 3rd floor levels.

The proposed alterations are mainly in association with the (previously approved) reconfiguration of the different dwellings at the overall site and 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, nor change the number of permitted residential units or permitted floorspace.

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.

The proposed changes do not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage. The full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the submitted plans and shall only be read in the context of the substantive planning permission reference 2009/3041/P, dated 07/09/2010 (as amended) and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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