

Application ref: 2019/5454/P
Contact: Joshua Ogunleye
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Date: 8 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Rodic Davidson Architects
1 Pied Bull Yard
London
WC1A 2AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

31&38 Cumberland Terrace
London
NW1 4HP

Proposal: Conversion of 1 x 2 bed and 1 x 3 bed flats into 1 x 3 bed flat at first floor with associated internal alterations together with the installation of replacement sash window with new side hinged glazed door in style to match, and front elevation AC Grills

Drawing Nos: 02.100 Rev A, 01.200 Rev F, 03. 200, 02.300, 02.400, EX.02.100 Rev A, EX.01.200 Rev B, EX.03.200, EX.02.300 Rev A, EX.02.400, D02,100 Rev B, D.01.200 Rev B, 0971.04.100, 0971.04.200, 0971.SLP
Heritage Statement, Planning Design and Access Statement, Structural Report

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - 02.100 Rev A, 01.200 Rev F, 03. 200, 02.300, 02.400, EX.02.100 Rev A, EX.01.200 Rev B, EX.03.200, EX.02.300 Rev A, EX.02.400, D02,100 Rev B, D.01.200 Rev B, 0971.04.100, 0971.04.200, 0971.SLP, Heritage Statement, Planning Design and Access Statement, Structural Report

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

Informative(s):

- 1 Reasons for granting permission.

This application is identical to a previously approved scheme on the same site reference number 2017/5629/P granted on 7 December 2017 for the internal alterations including removal & reconfiguration of partition walls, provision of door openings and removal of fireplace in connection with conversion of 1 x 2 bed and 1 x 3 bed flats into 1 x 3 bed flat at first floor. Given that there has been to changes to the local plan policy or material conditions officers would raise no objection to elements already considered acceptable in the previous application.

Policy H3 of the Camden Local Plan 2017 seeks to resist development that would involve the net loss of two or more homes. Therefore the proposed amalgamation of two flats (31 and 38 Cumberland Terrace) at first floor is considered acceptable as it would result only in the net loss of one home, and would retain a 3 bedroom dwelling which is identified as a high priority dwelling size. A 3 bedroom, 6 person dwelling is required to have a minimum gross internal floor area of 95sqm. The proposed flat would result in a total gross floor area of approximately 300sqm. Therefore, the size of the flat would be compliant with the Technical Housing Standards 2015.

The application building is designated as a Grade I listed building in the Regent's Park Conservation Area.

The proposed works would largely be internal alterations, which would ensure the external appearance of the building and the character of the conservation area would not be affected. These internal works have been reviewed by a Conservation Officer and they are considered to be acceptable. Officers would raise no objection to the installation of a new timber door which replaces a non-original sash window. The replacement door would match the existing window's design and size and would be fitted into existing the existing opening. Officers have reviewed section drawings for the proposed door and consider it would have an acceptable impact on the host property's character and appearance.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of outlook, daylight or privacy.

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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, H3, H7, D1 and 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 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.
- 3 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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer