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10 November 2020

Planning Portal Reference: PP-09239083

Dear Patrick

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

On behalf of our client, Mr and Mrs Esfandi, please find enclosed an application for household planning permission and listed building consent for alterations to Nos. 55 Cumberland Terrace and 29 Cumberland Terrace Mews, NW1 4HJ.

No. 55 Cumberland Terrace is Grade I listed and lies on the north-eastern side of Regent's Park. The property incorporates No. 29 Cumberland Terrace Mews, a one bedroom flat in the rear mews house. The site lies within the Regent's Park Conservation Area.

The Description of Development is:

*"Alterations to 55 Cumberland Terrace including internal refurbishment and alterations to 29 Cumberland Terrace Mews, replacement of secondary staircase on second floor, conversion of 55 Cumberland Terrace and 29 Cumberland Mews as a single residential dwelling, and other associated works."*

### **The Proposed Development**

The proposals seek to sensitively refurbish the main body of the Nash house, which faces Regent's Park. The intention is to undertake a scholarly reinstatement of architectural plasterwork and other features where it has been eroded. The intention is to demonstrably enhance the historic character of the house, delivering public benefits in the process.

The main area proposed change is to the rear where the emerging proposals seek to link the main house to the rear mews at ground floor through a new extension. This would require the loss of the single residential unit in the mews, which would be acceptable according to Policy H3.

The other principal change would be to rationalise the unsatisfactory layout of the main bedroom suite on the second floor of the house. Post war structural interventions have created an idiosyncratic arrangement. The proposals seek to create a rationalised space within the suite (the dressing room and bathroom are from 1997), while also altering the staircase compartment by replacing the 1980s staircase (the alterations were approved in the 1980s).

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 5 Bolton Street London W1J 8BA. A list of members' names is available at the above address.

The development was subject to pre-application consultation (Camden Reference: 2020/1702/PRE).

We have submitted the application via the Planning Portal (PP-09239083). The submitted material is as follows:

### **Supporting Reports**

- *Planning and Heritage Statement (November 2020)* prepared by Montagu Evans
- *Design and Access Statement (October 2020)* prepared by Collett-Zarzycki
- *Independent Expert Report (November 2020)* prepared by John Martin Robinson
- *Environmental Noise Survey and Plant Noise Assessment Report (July 2020)* prepared by Hann Tucker Associates
- *Daylight and Sunlight Impact Assessment (October 2020)* prepared by Hollis
- *M&E Residential Services Strategy (October 2020)* prepared by KUT LLP
- *Energy Efficiency Statement* prepared by KUT LLP
- *Cooling Hierarchy (November 2020)* prepared by KUT LLP
- *Structural Engineer's Planning Statement (October 2020)* prepared by Michael Barclay Partnership

### **Drawings**

- *Application Drawings (October 2020)* prepared by Collett-Zarzycki
- *M&E Drawings* prepared by KUT LLP
  - *Mechanical (July/August/September 2020)*
  - *Electrical (August 2020)*
  - *Public Health (June 2020)*
  - *MEP (September 2020)*
- *Services Drawings (September 2020)* prepared by KUT LLP
- *Structural Drawings (September 2020)* prepared by Michael Barclay Partnership

### **Application Procedure**

We request that the Council advises if any additional information is required to avoid the use of pre-commencement planning conditions that would otherwise prohibit work beginning on site immediately after any grant of consent.

The application fee of £206.00 (+ Service Charge) has been calculated in accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010 (Statutory Instrument No. 472). A cheque will be sent to the Council under a separate cover.



We would be grateful if the Council could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Dr Timur Tatlioglu (dd. 020 7312 7413) or Tim Miles (dd. 07818 012 444) of this office.

Yours faithfully

*Montagu Evans*

**MONTAGU EVANS LLP**  
Enc. Schedule of Drawings

# APPENDIX 1.0

## Schedule of Drawings

## 55 Cumberland Terrace - Planning Drawing Index

Number	Revision	Description	Consultant
2001 E 000	-	BLOCK PLAN	COLLETT ZARZYCKI
2001 E 001	-	EXISTING PLANS	COLLETT ZARZYCKI
2001 E 002	-	EXISTING PLANS	COLLETT ZARZYCKI
2001 E 003	-	EXISTING PLANS	COLLETT ZARZYCKI
2001 E 004	-	EXISTING ELEVATIONS	COLLETT ZARZYCKI
2001 E 005	-	EXISTING SECTION	COLLETT ZARZYCKI
2001 E 006	-	EXISTING SECTION	COLLETT ZARZYCKI
2001 E 007	-	EXISTING SECTION	COLLETT ZARZYCKI
2001 E 1000	-	SITE PLAN	COLLETT ZARZYCKI
2001 P 001	C	PROPOSED PLANS	COLLETT ZARZYCKI
2001 P 002	B	PROPOSED PLANS	COLLETT ZARZYCKI
2001 P 003	A	PROPOSED PLANS	COLLETT ZARZYCKI
2001 P 004	-	PROPOSED ELEVATIONS	COLLETT ZARZYCKI
2001 P 005	A	PROPOSED SECTION	COLLETT ZARZYCKI
2001 P 006	A	PROPOSED SECTION	COLLETT ZARZYCKI
2001 P 007	B	PROPOSED SECTION	COLLETT ZARZYCKI
2001 D 001	B	DEMOLITION PLANS	COLLETT ZARZYCKI
2001 D 002	A	DEMOLITION PLANS	COLLETT ZARZYCKI
2001 D 003	A	DEMOLITION PLANS	COLLETT ZARZYCKI
2001 D 004	-	DEMOLITION ELEVATIONS	COLLETT ZARZYCKI
2001 D 005	B	DEMOLITION SECTION	COLLETT ZARZYCKI
2001 D 006	A	DEMOLITION SECTION	COLLETT ZARZYCKI
2001 D 007	A	DEMOLITION SECTION	COLLETT ZARZYCKI
2001 P 200	B	PROPOSED ELECTRICAL PLANS	COLLETT ZARZYCKI
2001 P 201	B	PROPOSED ELECTRICAL PLANS	COLLETT ZARZYCKI
2001 P 300	-	PROPOSED CORNICES TYPES	COLLETT ZARZYCKI
2001 P 301	B	PROPOSED CORNICES PLANS	COLLETT ZARZYCKI
2001 P 302	B	PROPOSED CORNICES PLANS	COLLETT ZARZYCKI
2001 P 400	-	PROPOSED SKIRTINGS & ARCHITRAVES	COLLETT ZARZYCKI
2001 P 500	B	Proposed Floor Finishes	COLLETT ZARZYCKI

## 55 Cumberland Terrace - Planning Drawing Index

Number	Revision	Description	Consultant
2001 P 501	B	Proposed Floor Finishes	COLLETT ZARZYCKI
2001 2001	-	Proposed Link Lobby Sash Window	COLLETT ZARZYCKI
2001 2100	-	Proposed Door Details	COLLETT ZARZYCKI
2001 2101	-	Proposed Door Details	COLLETT ZARZYCKI
2001 2102	-	Proposed Door Details	COLLETT ZARZYCKI
2001 2200		Proposed French Doors Details	COLLETT ZARZYCKI
2001 2300	-	Proposed Garage Doors Details	COLLETT ZARZYCKI
2001 3100	-	Internal Elevations	COLLETT ZARZYCKI
2001 3001	-	Internal Elevations	COLLETT ZARZYCKI
2001 3002	-	Internal Elevations	COLLETT ZARZYCKI
2001 3003		Internal Elevations	COLLETT ZARZYCKI
2001 3004	-	Internal Elevations	COLLETT ZARZYCKI
2001 3005	-	Internal Elevations	COLLETT ZARZYCKI
2001 3006	-	Internal Elevations	COLLETT ZARZYCKI
2001 3007	-	Internal Elevations	COLLETT ZARZYCKI
2001 3008	-	Internal Elevations	COLLETT ZARZYCKI
2001 3009	-	Internal Elevations	COLLETT ZARZYCKI
2001 3010	-	Internal Elevations	COLLETT ZARZYCKI
2001 3011	-	Internal Elevations	COLLETT ZARZYCKI
2001 3012	-	Internal Elevations	COLLETT ZARZYCKI
2001 3013	-	Internal Elevations	COLLETT ZARZYCKI
2001 301	B	Design and Access Statement	COLLETT ZARZYCKI
2001 310	-	D13 - Schedule of Finishes	COLLETT ZARZYCKI
2001 311	-	D17 - Investigation works	COLLETT ZARZYCKI
2001 312	A	D13 - Room by Room Benefits Schedule	COLLETT ZARZYCKI
11188-01	B	MAIN ROOF, PLAN AS EXISTING	MILLBRIDGE
11188-02	B	MAIN ROOF, SECTIONS AS EXISTING	MILLBRIDGE
11188-03	C	MAIN ROOF, PLAN AS PROPOSED	MILLBRIDGE
11188-04	C	MAIN ROOF, SECTIONS AS PROPOSED	MILLBRIDGE

## 55 Cumberland Terrace - Planning Drawing Index

Number	Revision	Description	Consultant
11188-05	B	MAIN ROOF, DETAILS AS PROPOSED- FLAT ROOF	MILLBRIDGE
11188-06	B	MAIN ROOF, DETAILS AS PROPOSED- FLAT ROOF	MILLBRIDGE
11188-07	B	MAIN ROOF, DETAILS AS PROPOSED- FLAT ROOF	MILLBRIDGE
11188-08	B	MAIN ROOF, DETAILS AS PROPOSED- FLAT ROOF	MILLBRIDGE
11188-09	B	MAIN ROOF, DETAILS AS PROPOSED- ROOFLIGHTS	MILLBRIDGE
11188-010	B	MAIN ROOF, DETAILS AS PROPOSED- SERVICE	MILLBRIDGE
11188-011	B	MAIN ROOF, PROPOSED REPAIRS (1)	MILLBRIDGE
11188-012	B	MAIN ROOF, PROPOSED REPAIRS (2)	MILLBRIDGE
XX-LG-DR-S-1099	P2	PROPOSED LOWER GROUND FLOOR	MICHAEL BARCLAY PARTNERSHIP
XX-GF-DR-S-1100	P2	PROPOSED GROUND FLOOR	MICHAEL BARCLAY PARTNERSHIP
XX-GF-DR-S-1101	P2	PROPOSED FIRST FLOOR	MICHAEL BARCLAY PARTNERSHIP
XX-01-DR-S-1102	P1	PROPOSED SECOND FLOOR	MICHAEL BARCLAY PARTNERSHIP
XX-02-DR-S-1103	P1	PROPOSED THIRD FLOOR	MICHAEL BARCLAY PARTNERSHIP
XX-02-DR-S-1104	P2	PROPOSED ROOF	MICHAEL BARCLAY PARTNERSHIP
6618 MEP103	P4	HEATPUMP OPTION 1 MEP INFRASTRUCTURE	KUT
6618 MEP104	P2	MEP SERVICES	KUT
6618 MEP105	P2	MEP SERVICES	KUT
6618 MEP106	P2	MEP SERVICES	KUT
6618 S101	P1	SITE	KUT
6618 M101	-	SCHEMATIC	KUT
6618 M102	P5	LOWER GROUND & GROUND	KUT
6618 M103	P4	FIRST & SECOND	KUT
6618 M104	P4	THIRD & ROOF	KUT
6618 M105	-	SCHEMATIC	KUT
6618 M106	P4	LOWER GROUND & GROUND	KUT
6618 M107	P4	FIRST & SECOND	KUT
6618 M108	P4	THIRD & ROOF	KUT
6618 M109	P2	LOWER GROUND & GROUND	KUT

## 55 Cumberland Terrace - Planning Drawing Index

Number	Revision	Description	Consultant
6618 M110	P2	FIRST, SECOND & THIRD	KUT
6618 M111	P2	ROOF	KUT
6618 M112	P2	LOWER GROUND & GROUND	KUT
6618 M113	P2	FIRST, SECOND & THIRD	KUT
6618 M114	P2	ROOF	KUT
6618 E108	P1	LIGHTING & SMALL POWER LAYOUT	KUT
6618 PH101	P5	LOWER GROUND & GROUND	KUT
6618 PH102	P5	FIRST & SECOND	KUT
6618 PH103	P5	THIRD & ROOF	KUT