

Application ref: 2020/5262/P  
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Date: 3 March 2021

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

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**55 Cumberland Terrace  
London  
NW1 4HJ**

Proposal:

Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated external alterations including installation of air-handling plant at roof level.

Drawing Nos: 2001 E 000, 2001 E 001, 2001 E 000, 2001 E 002, 2001 E 003, 2001 E 004, 2001 E 000, 2001 E 005, 2001 E 006, 2001 E 007, 2001 E 1000, 2001 P 001 C, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 B, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 B, 2001 P 302 B, 2001 P 400, 2001 P 500 B, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6,

6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, Cover Letter dated 10 November 2020, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement November 2020, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement 4th November 2020 (Rev B)

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: 2001 E 000, 2001 E 001, 2001 E 000, 2001 E 002, 2001 E 003, 2001 E 004, 2001 E 000, 2001 E 005, 2001 E 006, 2001 E 007, 2001 E 1000, 2001 P 001 C, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 B, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 B, 2001 P 302 B, 2001 P 400, 2001 P 500 B, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, Cover Letter dated 10 November 2020, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement November 2020, M&E Residential Services Strategy 6618, Daylight Sunlight Report

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to operation, the air-conditioning plant shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Policy H3 (protecting existing homes) of the Local Plan states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, as such developments can help families to grow without having to move. The current proposal seeks to combine the main house (No.55) with the existing mews building to the rear (No.29). The mews building would have once formed part of the main house but this arrangement has been altered over the years and the mews building is currently a self-contained residential unit. Therefore, as the proposed conversion would only result in the net loss of one home, no objection is raised to the proposals in land use terms.

The proposed conversion works include a series of minor external alterations including the installation of air conditioning plant at main roof level, installation of 4 x rooflights on the roof of the mews building along with two transom lights to be installed in the garage door, and the creation of an enlarged bay window to the link structure at ground floor level.

At roof level, the proposed air-handling plant is to be sited well back from the rear edge of the roof and would be screened by the existing pitched roof to the front. The submitted drawings showing long range views of the site demonstrate that the proposed plant equipment would not be visible from the

public realm and would therefore not cause harm to the character of the host building or the appearance of the surrounding conservation area.

The installation of four conservation style roof lights on the roof of the mews building, as well as two transom windows in the existing garage door, are considered minor alterations that would not cause harm to the historic significance of the host building. Similarly, the replacement of an existing side facing ground floor window within the existing link structure with a larger bay window is considered acceptable and would not cause harm to the character of the host building or the surrounding conservation area.

The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook. The proposed ground floor bay window in the link structure would replace an existing window at this level and is not considered to exacerbate current levels of overlooking as a result. The submitted acoustic report has been reviewed by the Council's environmental health officer who has confirmed the proposed AC units would comply with the minimum noise standards of the Local Plan, subject to conditions.

With regard to the proposed air conditioning equipment, the applicant has submitted a statement to demonstrate compliance, where possible, with the London Plan cooling hierarchy. The statement details a number of measures that have been taken to reduce internal heat gains such as: Low energy lights throughout, insulated and sealed heat generation and heat distribution equipment (boilers, hot water cylinder pipework) and high efficiency white goods. However, given the listed status of the building it has not been possible to incorporate a number of the measures with the hierarchy such as reducing the amount of heat entering a building or increasing passive ventilation. As such, active cooling is proposed including a mechanical cooling system will be an air-source heat pump multi-split VRF system with high efficiency A-rated condenser units and variable speed compressors. Officers are therefore satisfied that all preferred measures within the cooling hierarchy have been incorporated and that the proposed AC equipment is broadly in line with Policy CC2.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and of preserving or enhancing the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D1, D2, A1, A4 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, and National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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)

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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 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer