

Application ref: 2020/5614/L  
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Date: 3 March 2021

**Development Management**  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 internal and external alterations.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

- 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: 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 The application site is a Grade-I-listed palatially composed terraced stucco house of 1827 by Nash. It makes a positive contribution to the Regents Park Conservation Area. Opening up works have revealed that, while its plan form remains generally correct, and its main staircase survives, much of the remainder of the interior is modern fabric. Some of the principal rooms have RSJs running below their ceilings to support the floors above. To the rear is a yard and a two storey link structure connecting the house to a mews house.

Internally, the proposals at basement level would see the infilling of part of the back wall of the mews, returning it to a discrete space. Other alterations relate to non-original partitions and are considered acceptable. On the ground floor, again, the proposed changes relate to modern fabric and generally tend to reinstate the historic plan form, which is welcomed. At first-floor level, no plan changes are proposed other than harmful down-stand beams are to be removed from the principal room, while a lowered ceiling will be removed from the back room to reinstate its proportions. On the second and third floors, non-original partitions are reordered and the secondary stair is to be replaced with a more appropriate design, which is considered acceptable.

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 proposed plant equipment would not result in the loss of historic fabric and its size and siting would not cause harm to the significance of the listed building. Similarly, 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. 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 historic significance of the host building.

The current proposals offer several heritage benefits: downlights are to be removed throughout the site, while modern, inappropriately styled doors, joinery, cornices, finishes, etc, are to be replaced with period-appropriate work. Most importantly, girders crossing the ceilings of principal spaces are to be

removed. The vaults are to be left untouched, apart from the installation of plant. Plan form remains intact and historic fabric, where it survives, such as the staircase, is retained. As such, no harm has been identified and the proposals are thus considered to preserve and enhance the special historic significance of the listed building.

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.

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 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 D2 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.

- 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.

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', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer