

Application ref: 2021/1184/L  
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Date: 2 July 2021

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Essex  
RM16 5UE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 7**  
**10 Cambridge Gate**  
**London**  
**NW1 4JX**

Proposal:

Installation of replacement gas pipe service to connect from gas meter in pavement vault to Flat 7 boiler at 6th Floor Level

Drawing Nos: K2110. 01 - BASEMENT LAYOUT v2020.pdf; K2110. 02 - ROOF PLAN v2020.pdf; K2110. 03 - LIGHTWELL ELEVATION v2020.pdf; K2110. 04 - 6TH FLOOR LAYOUT AND BUILDING SECTION v2020.pdf K2110. 05 - SITE LOCATION PLAN v2012 v2020(1).pdf; K2110. 06 - 4TH and 5TH FLOOR LAYOUT PLAN v2020.pdf; K2110. 07 - SITE PLAN v2020(1).pdf; Apt 7 10 Cambridge Gate DesignAccessHeritage(1).pdf

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

K2110. 01 - BASEMENT LAYOUT v2020.pdf; K2110. 02 - ROOF PLAN v2020.pdf; K2110. 03 - LIGHTWELL ELEVATION v2020.pdf; K2110. 04 - 6TH FLOOR LAYOUT AND BUILDING SECTION v2020.pdf K2110. 05 - SITE LOCATION PLAN v2012 v2020(1).pdf; K2110. 06 - 4TH and 5TH FLOOR LAYOUT PLAN v2020.pdf; K2110. 07 - SITE PLAN v2020(1).pdf; Apt 7 10 Cambridge Gate DesignAccessHeritage(1).pdf

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 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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

Cambridge Gate is a symmetrical terrace of 10 houses built in French Renaissance style (1875-77). The terrace is unusual amongst the Regent's Park properties in that it is constructed in Bath stone, unlike the stucco of the earlier Nash terraces. The terrace which is of 4 storeys plus attics and basements is listed Grade II.

The proposal seeks permission for the installation of a new 40mm gas pipe to supply the existing 30kw gas boiler located in Flat 7, 10 Cambridge Gate at mansard roof loft level on the sixth floor.

The existing gas supply, which was installed around 1956 when the apartments were formed as part of reconstructed following bomb damage, was deemed unsafe and has been capped off.

The reuse of the existing route run is considered impractical and too disruptive thus a new route has been devised routed as much as possible through areas that have minimal historic fabric.

After reviewing the submitted details it has been concluded that the proposed works will not harm the special interest of the Grade II listed building.

The application has been advertised in the press and by means of a site notice. Regent's Park CAAC were consulted and raised no objections to the proposal.

The site's planning history has been taken into account when making 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 (ERR) 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 London Plan 2021 and the National Planning Policy Framework.

- 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer