

Application ref: 2021/1517/L
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Kerr Parker Associates
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 2
7 Cambridge Gate
London
NW1 4JX**

Proposal:

Internal Alterations

Drawing Nos: Apt 2 7Cambridge Gate DesignAccessHeritage; A1.0. Site Plan and Location Plan; A0.0. Proposed Work and Drawing Schedule; A1.1. First Floor Plan - Existing; A1.2. First Floor Plan - Existing; A1.3. First Floor Plan - Demolition; A1.4. First Floor Plan - Proposed; A2.1. Interior Elevations - (1); A2.2. Interior Elevations - (2); A2.3. Interior Elevations - (3); A2.4. Interior Elevations - (4); A2.5. Interior Elevations - (5); A3.1. Typical Door Details - Proposed; First Floor Structural Plan

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:

Apt 2 7Cambridge Gate DesignAccessHeritage.pdf; A1.0. Site Plan and Location Plan .pdf; A0.0. Proposed Work and Drawing Schedule.pdf; A1.1. First Floor Plan - Existing .pdf; A1.2. First Floor Plan - Existing .pdf; A1.3. First Floor Plan - Demolition.pdf; A1.4. First Floor Plan - Proposed.pdf; A2.1. Interior Elevations - (1).pdf; A2.2. Interior Elevations - (2).pdf; A2.3. Interior Elevations - (3).pdf; A2.4. Interior Elevations - (4).pdf; A2.5. Interior Elevations - (5).pdf; A3.1. Typical Door Details - Proposed .pdf; First Floor Structural Plan.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 (Delegated):

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 terrace was the subject of reconstruction associated with change of use in the 1990s. The proposal includes minor internal alterations to rationalise the height and width of internal openings to form a more cohesive layout of the apartment.

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 policies 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.

- 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